



June 11, 2021

Mayor Stewart and
Council Members
City of Takoma Park
7500 Maple Avenue
Takoma Park MD 20912

RE: June 16, 2021 City Council Worksession – NDC Takoma Junction Project
Written Testimony from TPSS Co-op and Proposed Resolution Revisions

Dear Mayor Stewart and members of the City Council:

Thank you for posting a draft resolution in connection with the proposed Takoma Junction development. On behalf of the Co-op I wish first to confirm that we continue to accept, as “reasonable accommodations,” the measures agreed to between the Co-op and NDC in the October, 2018 Cooperation Agreement that resulted from the months-long mediation process initiated by the City. Exhibit One. The City recommended the mediation process, and helped initiate it with a \$5,000 contribution to the mediator’s fee, in order to fulfill its own commitment to “ensur[e] the continuity of operations for Takoma Junction businesses during construction and provid[e] reasonable accommodations for parking and deliveries for the TPSS Co-op upon completion of the development.” Resolution 2018-41, lines 377-380.

In the Cooperation Agreement, NDC made certain specific reasonable accommodations commitments. These reasonable accommodations are intended to ensure the continuity of the Co-op’s operations throughout NDC’s Takoma Junction site plan development review process, and thereafter through construction and operation of the new development. In exchange for these design and operational commitments, the Co-op agreed not to oppose the development. Accordingly, the Cooperation Agreement provided significant benefits to both parties.

The Co-op does not oppose the Takoma Junction development, nor should this letter be read as such.

Instead, as authorized by the Cooperation Agreement, we are requesting the addition of language to the draft Resolution necessary to ensure that the agreed-upon reasonable accommodations are clearly identified, and made a condition of, any final resolution the City may adopt.

Inclusion of the proposed language in the final resolution is particularly important given the uncertainty created by recent correspondence between NDC and its affiliates and representatives of the Maryland State Highway Administration (SHA). This correspondence was copied to the City, but not the Co-op. We later learned of it, and have raised some concerns with NDC regarding apparent inconsistencies between NDC’s description of certain lay-by design elements and the specifications for reasonable accommodations set forth in the Cooperation Agreement. See letter from Mike Houston to Adrian Washington and Michaela Kelinsky dated June 7, 2021, also copied to the City. Exhibit Two.

We asked NDC to correct those design changes that would materially and adversely affect our operations, but as of the date of this letter we have not received a response. If these elements are not modified in a manner consistent with the Cooperation Agreement and Combined Site Plan, they will have a material adverse effect upon the Co-op's future operations

We are also aware that on June 8, 2021, representatives of the City and NDC met with SHA officials to discuss the NDC development. This also raises a concern for us, *i.e.*, that changes to the development are under consideration -- at this late date and without our knowledge -- that could have a material adverse effect on our operations if implemented.

Therefore, in order to ensure that all parties have the same mutual understanding of and commitment to the reasonable accommodations set forth in the Cooperation Agreement, we ask that the City's resolution clearly identify the agreed-upon reasonable accommodations, and make them a condition of any approval. Please see the enclosed draft City Resolution with the Co-op's requested revisions redlined. Exhibit Three. With these changes, the City will both formally recognize and implement the reasonable accommodations that NDC and the Co-op reached as a result of the City-endorsed mediation process, and which formed the basis of the Co-op's agreement not to oppose the project.

The Co-op will supplement this testimony at the Council's scheduled June 16 worksession. In the meantime, please let me know if you would like to discuss this request.

Sincerely,

Michele McDaniel Rosenfeld

Michele McDaniel Rosenfeld

Enclosures

COOPERATION AGREEMENT

This **COOPERATION AGREEMENT** (the “Agreement”) is made as of this 10th day of October 2018 (the “Effective Date”), by and between **TAKOMA PARK – SILVER SPRING COOPERATIVE, INC.**, a Maryland corporation (the “Co-op”), and **NDC TAKOMA JUNCTION, LLC**, a Maryland limited liability company (“NDC”). The Co-op and NDC may sometimes be referred to in this Agreement collectively as “Parties,” and individually as “Party,” as the context may require.

WITNESSETH

WHEREAS, the Co-op is the sole tenant of the real property located at 201 Ethan Allen Avenue in Takoma Park, Maryland (the “Turner Building”) at which the Co-op operates a food cooperative;

WHEREAS, NDC and the City of Takoma Park, Maryland (the “City”) entered into a Development Agreement and Ground Lease, both dated August 1, 2016, for the development of the City-owned parking lot adjoining and west of the Turner Building (the “Takoma Junction Parking Lot”);

WHEREAS, NDC has entered into a Purchase and Sale Agreement with the Owner of the real property immediately west of the of the Takoma Junction Parking Lot (the “Takoma Auto Clinic Property”);

WHEREAS, NDC intends to construct a mixed-use development (the “Project”) on the combined Takoma Junction Parking Lot – Takoma Auto Clinic Property site (the “Takoma Junction Property”);

WHEREAS, on July 25, 2018, the City Council of the City approved NDC’s Combined Site Plan for the Project; and

WHEREAS, the parties have agreed to coordinate their activities on their respective properties prior to, during, and after the construction of the Project as set forth in this Cooperation Agreement

NOW, THEREFORE, in consideration of the payments and mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

PRE-CONSTRUCTION PERIOD

1. **Parking Lot Sub-lease.** NDC and the Co-op have entered into a sub-lease (the “Parking Lot Sub-lease”) with respect to the Takoma Junction Parking Lot to allow the Co-op to continue its current use of the Parking Lot until the commencement of the construction of the Project. The City will provide snow removal services for so long as the Co-op makes the Parking Lot available to the public for free parking.
2. **Trash.** During the term of the Parking Lot Sub-lease, the Co-op will be able to use the Takoma Junction Parking Lot as currently used, including for deliveries, storage of trash bins, and trash pick-up.

3. **Turner Building Access.** The Co-op agrees, with two (2) business days advance written email notice, to give NDC and its consultants access to all levels of the Turner Building and its roof to evaluate and measure the walls of the building, location of its basement, and footings. The Co-op agrees that it will not interfere with or oppose NDC's discussions with the owner of the Turner Building to permit underpinnings and other types of steps to protect the Turner Building during and after construction of the Takoma Junction Project. The Co-op may attend meeting(s) between NDC and the owner, and NDC will provide the Co-op with 24 hours advance written email notice of such meetings to the Co-op's General Manager at gm@tpss.coop.

4. **Delivery Information.** On or before October 15, 2018, the Co-op will provide NDC with a list summarizing information from the current delivery survey of all its suppliers, which survey will be undertaken for the two-week period between September 17, 2018 to September 30, 2018. The summary will include (i) a code for the name of each supplier; (ii) the type and length of truck used by each supplier; (iii) the category of items being delivered by each supplier (e.g. refrigerated goods, frozen goods, vegetables, etc.); (iv) the frequency, day, and time each supplier is expected to make a delivery or deliveries; and (v) the estimated length of time of each delivery. After the list is prepared, the Co-op commits to make a good faith effort to coordinate delivery schedules among its suppliers so that deliveries can be accommodated during the Construction and Post-Construction Periods. NDC will do the same with respect to Project tenant deliveries.

CONSTRUCTION PERIOD

1. **Lay-by.** NDC will construct the lay-by at its sole cost as a first priority when construction of the Project begins. The lay-by will be constructed of concrete and it will be level with the loading area immediately between the lay-by and the sidewalk, subject to the review and approval of the Maryland State Highway Administration (SHA). Once construction of the lay-by is completed, the Co-op will have exclusive access to the lay-by during Project construction. NDC agrees to direct Project construction vehicles to not use the lay-by. During Project construction, and prior to the completion of construction of the lay-by and its availability for use by the Co-op, the Co-op will continue to have access to and use of the Takoma Junction Parking Lot for customer parking, deliveries, and storage, provided the Co-op is not in default as defined in the Parking Lot Sub-Lease. The parties recognize that construction equipment and materials will use portions of the Takoma Junction Parking Lot during the construction of the lay-by and prior to commencement of construction of the Project. At all times the Co-op shall have access to the Takoma Junction Parking Lot or the lay-by, provided the Co-op is not in default of the Parking Lot Sub-Lease.

2. **Trash and Other Containers.** No later than thirty (30) days after receipt of a Notice of Termination of the Parking Lot Sub-lease from NDC, the Co-op will remove all trash, recycling, and storage containers from the Takoma Junction Property.

3. **Employee and Customer Parking.** The Co-op will be responsible to make alternative arrangements for employee and customer parking no later than thirty (30) days after receipt of a Notice of Termination of the Parking Lot Sub-lease from NDC.

4. **Additional Elevator.** In addition to an elevator on the west side of the Project, NDC will construct a second elevator to connect the Project's underground parking garage with the street level at the northeast corner of the Project. The additional elevator will be located next to the stairs and service corridor that are located between the Project and the Turner Building. The additional elevator will be designed to accommodate at least four grocery shopping carts, will be open to the public, and will be available to the Co-op and Project tenants for deliveries. NDC will construct the elevator at a to-be-determined cost. Provided the Co-op is still operating in a building adjacent to the Project and/or has leased space in the Project when construction begins, the Co-op will pay the first \$150,000 in construction costs of the second elevator and split construction costs on a 50/50 basis with NDC if the cost of the second elevator exceeds \$150,000. NDC will pay all warranty, service contract, and repair and maintenance costs associated with the second elevator. The Co-op will pay seventy-five percent (75%) of the actual cost of the second elevator's replacement, provided the Co-op is still operating in a building adjacent to the Project and/or has leased space in the Project at the time of such replacement.

POST-CONSTRUCTION PERIOD

1. **Leasing.** At this time, the Co-op will not lease retail space in the Project.

2. **Deliveries.** NDC and the Co-op commit that the Project's property management company and the Co-op staff will be in weekly contact with each other to coordinate the Co-op's and the Project's tenants' use of the lay-by. The Co-op and NDC each commit to make good faith efforts to coordinate and adjust delivery schedules among suppliers so that deliveries can be accommodated during the Post-Construction Period. Each party will work in good faith to minimize disruptions and accommodate the other's needs. The Co-op will have priority use of the lay-by for deliveries during the hours between 4:00 a.m. and 9:30 a.m.; provided, however, in the event a Project tenant(s) (e.g. restaurants, other food establishments) is/are unable to schedule deliveries after 9:30 a.m., the Co-op and the Project's property management company will be obligated to make a good faith effort to reasonably accommodate such tenant's or tenants' delivery prior to 9:30 a.m. In the event a reasonable accommodation cannot be made, the Co-op will have the final decision. The Co-op will have access through the Project to its current door on the west side of the Turner building for deliveries. NDC will permit trucks up to 18 feet in length, 6 feet 6 inches in width, and 8 feet in height to make deliveries using the Project's underground parking garage and deliver goods to the Co-op from the garage by use of the additional elevator.

2. **Trash and Other Containers.** The Co-op's trash, recycling, and storage containers will remain off the Takoma Junction Property, but pick up of the Co-op's trash and recycling may occur in the lay-by. The Co-op and the Project's property management company may pursue a joint contract with one waste removal company to reduce costs. Upon completion of construction, the Co-op will advise NDC of its then current pricing for trash removal and disposal and with whom it currently contracts.

3. **Public Parking in Project Garage.** In the garage, NDC will provide one free 18-foot long parking space exclusively for Co-op use and deliveries. At this time, the Co-op does not intend to rent other parking spaces in the garage. To the extent free parking is made available to parkers using the Takoma Junction garage by NDC or the operator of the garage, Co-op parkers will receive the same benefit.

4. **Management of Grocery Carts.** NDC will provide one space in the Project garage for use as grocery cart corral, which the Co-op will build at its sole expense and rent for \$75 per month. The Co-op will be responsible for the return of grocery carts from the garage to the Turner Building.

5. **Lay-by Maintenance.** If at any time the SHA or other governmental entity requires the Project to bear the cost of the repair and maintenance of the lay-by, the Co-op will pay 25% of such costs.

6. **Noninterference Agreement.** Each party and each of its respective officers and board members hereby agrees that the Cooperation Agreement and Combined Site Plan approved by the City Council on July 25, 2018 ("City-approved Site Plan") together provide a sufficient set of reasonable accommodations to the business operations of the Co-op before, during, and after the construction of the new Takoma Junction Project to justify entering into the Cooperation Agreement. The Co-op and its officers and board members will not oppose the City-approved Combined Site Plan unless the City-approved Site Plan is materially changed in a manner that does not conform to the City's Resolutions or to this Agreement (regardless of whether the change is initiated by NDC or required by a regulatory or legislative body) and such change would materially adversely impact the Co-op's operations, in which case this clause is rendered null and void.

This Noninterference Agreement does not limit the Co-op's ability to participate in public proceedings or to publicly communicate with elected and appointed officials in connection with proposed changes to the intersection of MD routes 410 and 195 to the extent that such proposed changes would materially adversely affect the Co-op's operations.

7. **Joint Statement.** The parties agree to simultaneously issue the following joint statement to the public and post it on their respective web sites:

In keeping with the City's resolution of July 25, 2018, the Co-op and NDC engaged in mediation to identify solutions to a number of operational issues. Both parties engaged in the mediation in good faith, recognizing that the nature of such negotiations requires compromise. While neither party got everything it wanted, they agreed on terms that provide benefits to both. These terms were memorialized in a Cooperation Agreement. The Cooperation Agreement, together with the Combined Site Plan approved by the City Council on July 25, 2018, provide a sufficient set of reasonable accommodations to the business operations of the Co-op before, during, and after the construction of the new Takoma Junction Project to justify entering into the Cooperation Agreement. The full text of the Cooperation Agreement is available on the City's web site.

The parties agreed to the following mutual accommodations: NDC construction of the lay-by as part of the first stage of construction to ensure the ability of the Co-op to continuously receive all product deliveries; exclusive Co-op use of the lay-by during construction; priority morning Co-op use of the lay-by for deliveries; Co-op access through the Project to the Co-op's current door on the west side of the Turner building for deliveries; the parties' commitment to make good faith efforts to coordinate and adjust delivery schedules among suppliers of the Co-op and all Project tenants so that all deliveries can be accommodated; Co-op and Project use of the lay-by for trash pickup; Co-op use of the parking garage and one free underground parking space adjacent to the Co-op for some deliveries; availability of parking for Co-op customers on the same basis as others parking in the building; the Co-op's ability to rent parking space for its

customers in the parking garage; and Co-op funding of a second elevator sized for Co-op customers with carts that also will be available for public and Project tenant use that NDC will repair and maintain. The parties have also agreed that the Co-op will not rent space in the Takoma Junction project at this time.

As a result of the Cooperation Agreement, the Co-op will not oppose the Takoma Junction Project or seek further accommodations from the City or NDC absent changes to the Project by NDC, the City, or any other governmental body that would materially adversely affect the Co-op's operations. In addition, the parties are committed to working with the State Highway Administration as it explores ways to reconfigure and improve the Takoma Junction intersection at MD Routes 195 and 410. The Co-op and NDC will work to address any operational issues that that may arise to make the Takoma Junction project, the Co-op, and local businesses successful.

ADDITIONAL PROVISIONS

1. Each Party hereby represents to the other Party that (i) it is in good standing under the laws of the State of Maryland; (ii) the individual executing this Agreement is duly authorized and empowered to do so on behalf of such Party; and (iii) it has had the advice of independent counsel.

2. Any communication, notice, or request for approval furnished hereunder must be in writing addressed to the appropriate party at the addresses set forth below, or such other address designated by a party, and shall be deemed to have been duly served on the other party on the day it is: (i) delivered in person; (ii) sent by email; (iii) delivered by same day or overnight delivery service; or (iv) delivered by first class U.S. Mail. Service by email shall be deemed effective upon transmission.

To CO-OP:

201 Ethan Allen Avenue
Takoma Park, Maryland 20912
Attn: Rachel Hardwick, President
Email: Hardwick.Rachel@gmail.com

With a copy to:

201 Ethan Allen Avenue
Takoma Park, Maryland 20912
Attn: TPSS Co-op General Manager
Email: gm@tpss.coop

With a copy to:

The Law Office of Michele Rosenfeld LLC
1 Research Court, Suite 450
Rockville, MD 20850
Attn: Michele Rosenfeld
Email: rosenfeldlaw@mail.com

To NDC:

c/o The Neighborhood Development Company, L.L.C.
3232 Georgia Avenue
Suite 100
Washington, D.C. 20010
Attn: Adrian Washington
Email: awashington@neighborhooddevelopment.com

With a copy to:

JF Bonder PLLC
3383 Stephenson Pl., NW
Washington, DC 20015
Attn: Joel F. Bonder
Email: jbonder@jfbonder.com

Any communication required or permitted by this Agreement may be given by either Party's attorney and shall have the same effect as if such notice was given by the Co-op or NDC, as applicable.

3. No failure or delay on the part of either party in exercising any right, power, or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

4. This Agreement represents the final, complete, and entire agreement between the Parties concerning the subject matter hereof, and all oral discussions and prior agreements are merged herein.

5. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland without giving effect to its conflict of laws principles or rules. In the event any disagreement or dispute arises hereunder, the parties agree, after 5 business days' written notice of such disagreement or dispute by one party to the other, to meet in good faith to resolve their disagreement or dispute. If the parties are unable to resolve their disagreement or dispute within fifteen (15) calendar days of the date of a party's notice, the parties agree to submit the matter to nonbinding mediation conducted by Mr. Daniel Dozier of Press, Dozier & Hamelburg, LLC, Bethesda, Maryland or another neutral third-party selected by the Parties. Any lawsuit or action arising under or related to this Agreement shall be filed in the Montgomery County, Maryland Circuit Court, and each party irrevocably submits to the jurisdiction of such Court.

6. This Agreement may be signed in any number of counterparts, each of which shall be an original, but all of which together, shall constitute one and the same instrument. Such counterparts may be transmitted in PDF form to the other parties by email and shall be originals. All counterparts shall collectively constitute a single Agreement.


7. This Agreement shall be binding on each Party's successors and assigns.

8. This Agreement may not be modified, except by an instrument in writing signed by all the parties hereto.

IN WITNESS WHEREOF, the parties have executed and delivered this Cooperation Agreement as of the date first written above.

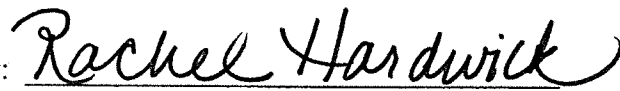
NDC TAKOMA JUNCTION LLC

By: The Neighborhood Development Company, L.L.C.,
its Managing Member

By: 

Adrian Washington
Manager

TAKOMA PARK – SILVER SPRING COOPERATIVE, INC.

By: 

Rachel Hardwick, President
Board of Representatives



TPSS Co-op

June 7, 2021

Adrian G. Washington, CEO
Neighborhood Development Company L.L.C.
Michaela Kelinsky, Vice-President
NDC Takoma Junction LLC
3232 Georgia Avenue, N.W.
Washington DC 20010

SUBJECT: *Takoma Junction Development: SHA Tracking # 19-AP-MO-008-xx*

Dear Mr. Washington and Ms. Kelinsky:

On behalf of the Takoma Park-Silver Spring Co-op ("Co-op"), I am writing to raise concerns arising from recent correspondence between representatives of NDC Takoma Junction LLC and The Neighborhood Development Company L.L.C. (collectively "NDC") with the Maryland State Highway Administration (SHA), regarding the above-referenced project.¹ These Letters indicate that NDC has proposed design elements of the lay-by lane which are inconsistent with the 2018 Cooperation Agreement between NDC and the Co-op. Because these inconsistent design elements would materially and adversely affect future Co-op operations, I request that you make the corrections needed to maintain compliance with our Cooperation Agreement.

As you know, in the 2018 Cooperation Agreement, the Co-op agreed not to oppose NDC's proposed development in exchange for specific "reasonable accommodations" including the design, construction and operation of the proposed lay-by and associated loading zone. These reasonable accommodations are identified in the Cooperation Agreement

¹ This correspondence includes: (a) Letter from Paul R. Dorr, The Traffic Group (TTG) to Erica Rigby, SHA, re: Takoma Junction MDOT SHA Tracking # 19-AP-MO-008-xx Our Job No. 2016-0409 (Apr. 23, 2021) (Dorr 4/23 Letter); (b) Letter from Ms. Rigby to Mr. Dorr (May 17, 2021) (SHA 5/17 Letter); (c) Letter from Mr. Dorr to Ms. Rigby re: re: Takoma Junction MDOT SHA Tracking # 19-AP-MO-008-xx (Dorr 5/18 Letter); and (d) Letter from Michaela Kelinsky, Vice-President, NDC to Ms. Rigby re: Takoma Junction development – SHA Tracking #19-AP-MO-008-xx (Kelinsky 5/19 Letter) (together "Letters").

and the Combined Site Plan approved by the City on July 25, 2018 (Resolution 2018-41).²

In particular, the Cooperation Agreement and Combined Site Plan approved by Resolution 2018-41 establish the following design requirements:

First, the lay-by must be constructed of concrete and level with an adjoining “loading area immediately between the lay-by and the sidewalk, subject to the review and approval of the SHA”. See Cooperation Agreement, p. 2 ¶ 1 (emphasis added).

Second, the lay-by and adjacent loading zone must meet certain minimum dimensions: The lay-by must be 12 feet wide and approximately 140’ feet long, and the adjacent loading area is to be 7 feet wide. See April 4, 2018 Combined Site Plan pp.5, 25 (Attachment Two).

These two provisions were intended to ensure that the lay-by’s design would be adequate to accommodate the large 18-wheeler delivery trucks which regularly service the Co-op.³ The Co-op’s delivery study, provided to NDC under the terms of the Cooperation Agreement, clearly shows that the Co-op routinely receives deliveries from large semi-trailers. (Attachment Three (“Delivery Study.”)) The Co-op receives a minimum of 12 deliveries/week from semi-tractors, and each of these deliveries takes approximately 45 minutes.

The Letters referenced in note 1 show that the plans submitted by NDC to SHA do not conform to these design requirements, in the following significant respects:

1. NDC appears to have combined the lay-by and loading zone (which under the Cooperation Agreement should be a combined width of 19 feet) into one 12-foot “loading/layby lane.” See Response 1 in the Dorr 4/23 Letter. Such a design change would have a material adverse effect on our operations, because the 12-foot lay-by/loading lane is too narrow to allow for both a parked truck and pallet deliveries. A combined delivery and loading zone that is too narrow would greatly impede our deliveries, and thereby materially and adversely affect our operations.

2. This brings me to my second point, that the adjacent sidewalk cannot feasibly be substituted for a dedicated loading zone, as Mr. Dorr appears to assume. Mr. Dorr incorrectly asserts that deliveries will be “hand-carted” from

² See the Cooperation Agreement at page 4, par. 6 (Attachment One).

³ While the Cooperation Agreement allows small delivery trucks (*i.e.*, trucks less than 18’ long and 8’ tall, and less than 6’6” inches wide) to use NDC’s underground parking garage after the completion of construction, the garage cannot accommodate larger vehicles. See Cooperation Agreement, page 3 par. 1.

delivery trucks to the Co-op. Dorr 4/23 Letter, Response 1. Thus, he appears to assume that deliveries can be transferred to the adjoining sidewalk by hand-cart if the “loading/layby lane” is too narrow. But this assumption is inconsistent with the reality of modern grocery store deliveries. Many loads delivered by large trucks weigh as much as a ton each. These heavy loads must be delivered using large motorized vehicles, known as “electronic pallet jacks.” Hand-carts are completely unable to accommodate these large loads.

For this reason, a level surface between the lay-by and loading area is critical for ensuring the safety of large deliveries. Navigating a fully loaded electronic pallet jack over a curb can result in tipping of the load, spilling the contents, and/or cause the pallet jack to veer-course. Additionally, it is well known in the industry that moving very heavy loads over a curb will quickly cause it to disintegrate, as they are not designed to withstand such heavy weight. Thus, a level surface between the layby and the loading zone is critical. NDC’s June 9, 2021 *Presentation to the City of Takoma Park* appears to show a level surface between the two (.pdf pages 11 and 12 (Attachment Four)). Please confirm that this is an accurate reading of this design element. Any standard curb element would raise serious operational safety concerns with respect to an operator’s ability to maintain control of the pallet jack when maneuvering at the curb.

3. Mr. Dorr’s 5/17 Letter references a “potential shorter layby,” and Ms. Kelinsky’s 5/19 Letter refers to a lay-by that is “85-foot” in length (¶ 2, p. 2). Ms. Rigby’s 5/17 Letter (p. 3) further suggests that eliminating the WB-62s and WB-67s currently serving the largest Co-op deliveries is under consideration, and that the deliveries could be made via “smaller trucks.” Thus, NDC appears to assume that the size of the lay-by can be reduced to an extent that will effectively preclude its use by 18-wheeler trucks for Co-op deliveries. We note that the plans posted on the City’s website this morning indicate a reduced lay-by length of 115’ which also would significantly constrain the ability for multiple deliveries at one time and materially adversely affect Co-op operations. The 140’ layby length in the Cooperation Agreement was predicated on the size and frequency of deliveries identified in Delivery Study.

Capacity to accept deliveries is the lifeblood of the Co-op. And large-truck deliveries are an extremely significant source of our deliveries. Indeed, we depend on them to ensure we have the best possible range of products to offer, and to ensure we can provide economy-of-scale pricing. Breaking down these large deliveries is impractical for the vendors, and financially burdensome for the Co-op.

The 140-foot lay-by length specified in the City-approved Combined Site Plan is the shortest length that can reasonably accommodate our operations, given that the lay-by will be used simultaneously for service of the Co-op, the tenants of the Takoma Junction project (delivery and trash trucks) and the public-at-large (e.g., Uber, DoorDash, GrubHub).

Moreover, the Sycamore Avenue-side parking lot is not suitable for deliveries of any size, given its small dimensions, one-way access, and the lack of a functional loading area. See Attachment Five (photo of Sycamore Avenue Co-op access).

For all of these reasons, these significant proposed reductions to the dimensions of the lay-by would materially and adversely affect our operations.

4. Additionally, I have significant concerns regarding the location of stairs between the Co-op and NDC properties, rather providing access to the properties at this location via an ADA accessible ramp. These stairs are not shown in the April 4, 2018 Combined Site Plan. This design forces Co-op customers who leave the store with shopping carts, wheelchairs and strollers, and who wish to access the elevator to the garage, to use the loading area ramp in order to avoid the stairs. Therefore, as an alternative to the stairs, we propose consideration of an accessible ramp between the two properties. Such a ramp would provide an alternative access to and from the elevators for shoppers with carts and strollers, while at the same time reducing the amount of pedestrian/delivery conflicts within the loading area and ramp along the MD 410 frontage. Attachment Six. The ramp would be located, in part, on Co-op property, and we would like to work with you to achieve this change.

Please confirm to me that NDC will make any necessary corrections to its submissions to SHA in order ensure that the minimum layby and loading zone standards established in the Cooperation Agreement and Combined Site Plan will be incorporated into the plans under review by SHA, and please contact me at your convenience so that we can discuss the design and implementation of a ramp in lieu of the stairs that are currently proposed between the properties.

In closing, let me emphasize that the Co-op continues to rely on our Cooperation Agreement with NDC Takoma Junction LLC, signed by the Neighborhood Development Company, L.L.C. as its managing member, to ensure the long-term viability of our business at Takoma Junction. We continue to accept, as reasonable accommodations, the measures explicitly referred to in the Cooperation Agreement and the Combined Site Plan. In no way is this letter intended to oppose the proposed Takoma Junction development. Instead, as authorized by the Cooperation Agreement, we seek your cooperation in ensuring that the terms of the Cooperation Agreement continue to be satisfied with respect to those items that would materially adversely affect the Co-op's operations.

Finally, given the Co-op's substantive and contractual interest in the design of the lay-by and loading area, please copy me on all future correspondence between any NDC entity and/or TTG with SHA and/or MNCPPC's Planning staff regarding the design issues raised herein.

Thank you for your consideration. I am available at your convenience should you wish to discuss this letter in more detail.

Sincerely,

Mike Houston

Cc: Jingjing Liu, Neighborhood Development Company
Kate Stewart, Mayor, City of Takoma Park
Glen Cook, The Traffic Group
Paul Dorr, The Traffic Group
Kacy Kostiuik, Council Member, City of Takoma Park
Suzanne Ludlow, City Manager, City of Takoma Park
Gregory Slater, Transportation Secretary, SHA
Erica Rigby, District Engineer, SHA
Alvin Powell, District Traffic, SHA
Kwesi Woodroffe, Access Management, SHA
Elza Hisel-McCoy, Chief, Downcounty Planning, MNCPPC
Katherine Mencarini, Planner Coordinator, MNCPPC

COOPERATION AGREEMENT

This **COOPERATION AGREEMENT** (the “Agreement”) is made as of this 10th day of October 2018 (the “Effective Date”), by and between **TAKOMA PARK – SILVER SPRING COOPERATIVE, INC.**, a Maryland corporation (the “Co-op”), and **NDC TAKOMA JUNCTION, LLC**, a Maryland limited liability company (“NDC”). The Co-op and NDC may sometimes be referred to in this Agreement collectively as “Parties,” and individually as “Party,” as the context may require.

WITNESSETH

WHEREAS, the Co-op is the sole tenant of the real property located at 201 Ethan Allen Avenue in Takoma Park, Maryland (the “Turner Building”) at which the Co-op operates a food cooperative;

WHEREAS, NDC and the City of Takoma Park, Maryland (the “City”) entered into a Development Agreement and Ground Lease, both dated August 1, 2016, for the development of the City-owned parking lot adjoining and west of the Turner Building (the “Takoma Junction Parking Lot”);

WHEREAS, NDC has entered into a Purchase and Sale Agreement with the Owner of the real property immediately west of the of the Takoma Junction Parking Lot (the “Takoma Auto Clinic Property”);

WHEREAS, NDC intends to construct a mixed-use development (the “Project”) on the combined Takoma Junction Parking Lot – Takoma Auto Clinic Property site (the “Takoma Junction Property”);

WHEREAS, on July 25, 2018, the City Council of the City approved NDC’s Combined Site Plan for the Project; and

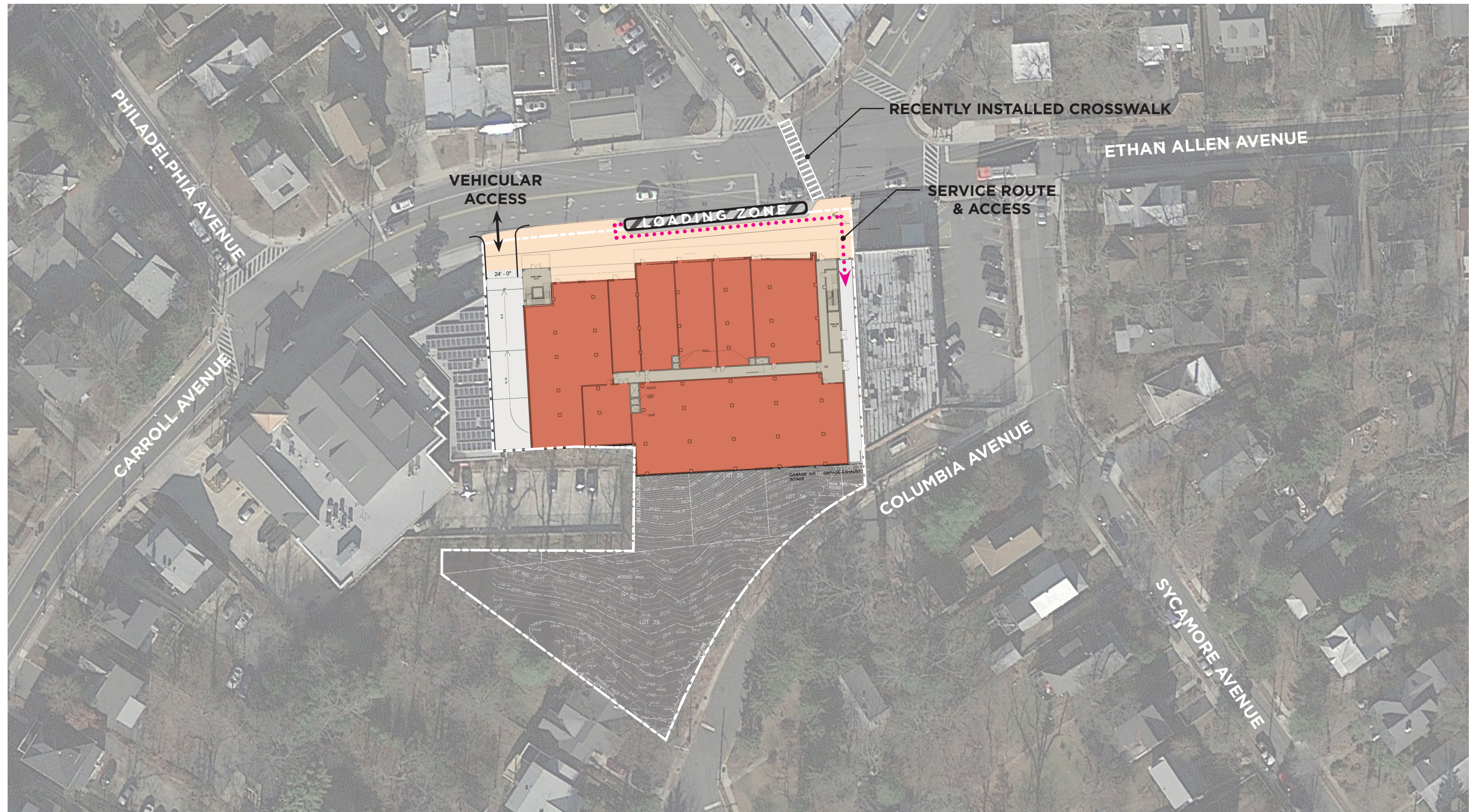
WHEREAS, the parties have agreed to coordinate their activities on their respective properties prior to, during, and after the construction of the Project as set forth in this Cooperation Agreement

NOW, THEREFORE, in consideration of the payments and mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

PRE-CONSTRUCTION PERIOD

1. **Parking Lot Sub-lease.** NDC and the Co-op have entered into a sub-lease (the “Parking Lot Sub-lease”) with respect to the Takoma Junction Parking Lot to allow the Co-op to continue its current use of the Parking Lot until the commencement of the construction of the Project. The City will provide snow removal services for so long as the Co-op makes the Parking Lot available to the public for free parking.
2. **Trash.** During the term of the Parking Lot Sub-lease, the Co-op will be able to use the Takoma Junction Parking Lot as currently used, including for deliveries, storage of trash bins, and trash pick-up.

Remainder of Cooperation Agreement intentionally omitted: See Exhibit 1
(full Cooperation Agreement included)



ACCESS & SERVICES

TAKOMA JUNCTION | City Council Presentation



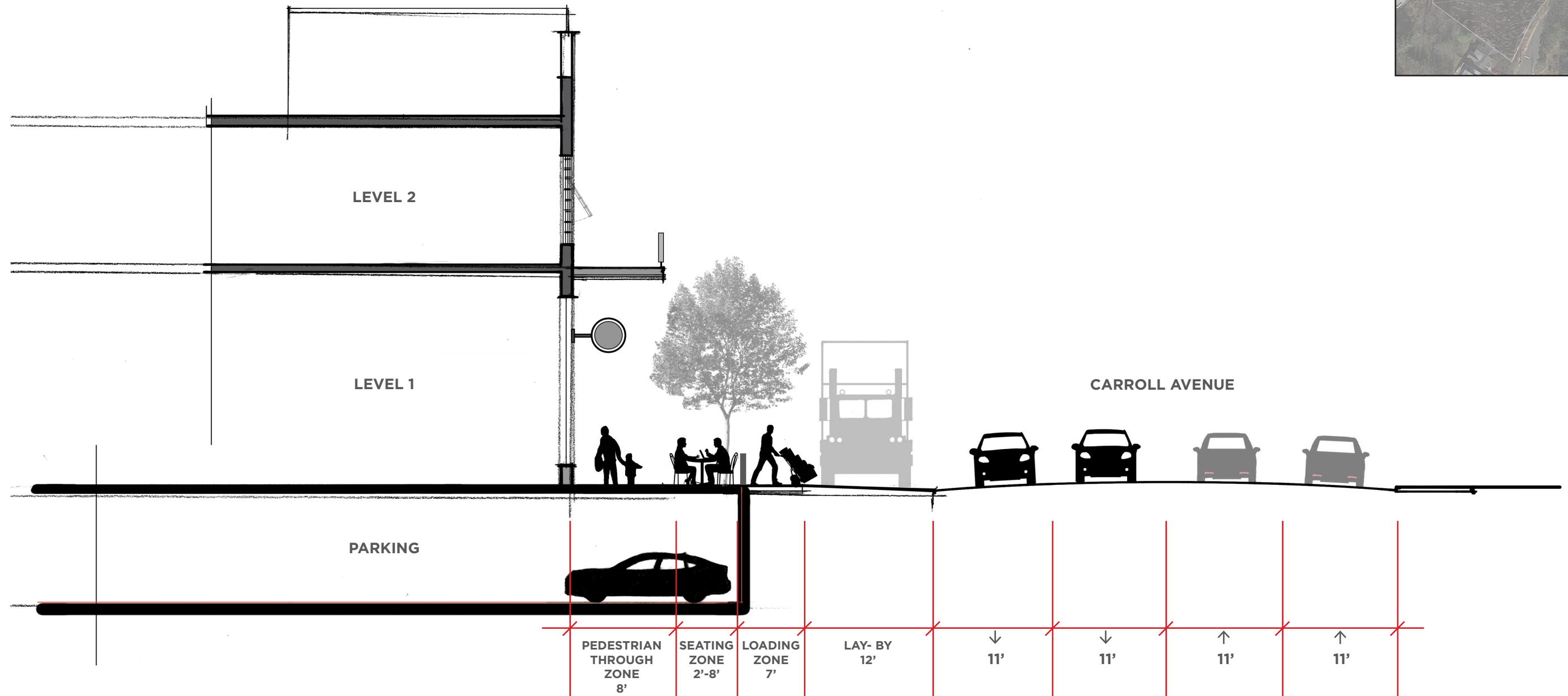
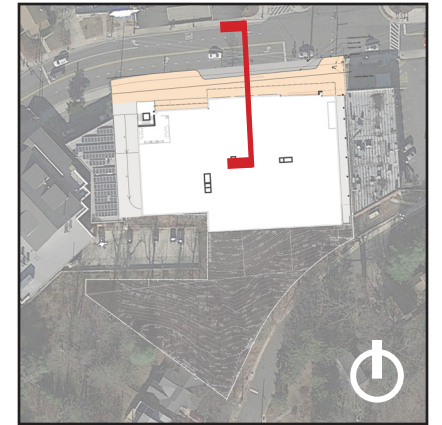
30'

60'

120'

240'

streetsense.



Attachment Three

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
5/25/2018	Friday	5:35:00 AM	5:55:00 AM	20	R	L	box truck	25	7	12	3		hand truck	refrigerated
5/25/2018	Friday	5:37:00 AM	6:28:00 AM	51	L	R	semi	54	10	14	7	8	electric pallet jack	R,F,D
5/25/2018	Friday	5:59:00 AM	7:39:00 AM	100	R	R	box truck	22	10	13	2	6	pallet jack	refrigerated
5/25/2018	Friday	6:27:00 AM	7:15:00 AM	48	R	L	box truck	40	9	13	2	6	electric pallet jack	refrigerated
5/25/2018	Friday	6:28:00 AM	7:10:00 AM	42	R		box truck	26	-	13	3	6	pallet jack	refrigerated
5/25/2018	Friday	6:45:00 AM	7:00:00 AM	15	R	R	car	7	4	5	1		hand carried	refrigerated
5/25/2018	Friday	6:49:00 AM	7:14:00 AM	25	R	L	box truck	20	-	13	2		hand truck	dry
5/25/2018	Friday	7:30:00 AM	7:46:00 AM	16	R	L	box truck	20	7	7	2		hand truck	refrigerated
5/25/2018	Friday	8:15:00 AM	8:35:00 AM	20	R	R	car	7	4	5	2		hand carried	dry
5/25/2018	Friday	8:20:00 AM	8:55:00 AM	35	L	R	delivery van	20	7	9			hand carried	
5/25/2018	Friday	10:02:00 AM	10:13:00 AM	11	L	R	box truck				2		hand truck	dry
5/25/2018	Friday	10:25:00 AM	10:34:00 AM	9	R	L	box truck			10			hand carried	dry
5/25/2018	Friday	11:12:00 AM	11:58:00 AM	46	R	R	delivery van	8	5	6	1		hand truck	refrigerated
5/25/2018	Friday	1:20:00 PM	1:30:00 PM	10	R	L	car	7	4	4	2		hand truck	frozen
5/25/2018	Friday	1:30:00 PM	1:50:00 PM	20	R	R	box truck	40	8	20	1	6	electric pallet jack	-
5/25/2018	Friday	2:15:00 PM	2:40:00 PM	25	R	R	box truck	40	8	20	1	6	electric pallet jack	dry
5/26/2018	Saturday	5:47:00 AM	5:53:00 AM	6	R	-	delivery van	20	7	9	2		hand carried	dry
5/26/2018	Saturday	5:55:00 AM	6:02:00 AM	7	R	R	delivery van	16		8	1		hand truck	dry
5/26/2018	Saturday	6:33:00 AM	7:09:00 AM	36	R	R	box truck	25		12.5	-	6	electric pallet jack	refrigerated
5/26/2018	Saturday	6:37:00 AM	7:13:00 AM	36	R	R	semi	60	10	14	3	8	electric pallet jack	R,F,D
5/26/2018	Saturday	7:48:00 AM	7:58:00 AM	10	R		box truck	20	7	14	2		hand truck	refrigerated
5/26/2018	Saturday	8:28:00 AM	8:51:00 AM	23	R	R	box truck	25	8	16	2	6	electric pallet jack	refrigerated
5/26/2018	Saturday	11:28:00 AM	11:54:00 AM	26	R	L	box truck	20	5	12	1		hand truck	dry
5/26/2018	Saturday	11:47:00 AM	11:57:00 AM	10	R	L	delivery van	10	6	7	2		hand carried	refrigerated
5/26/2018	Saturday	12:01:00 PM	12:25:00 PM	24	R	L	delivery van	16	6	7	1		hand truck	refrigerated
5/28/2018	Monday	7:50:00 AM	8:15:00 AM	25	R	R	box truck	20	7	8	1		hand truck	refrigerated
5/28/2018	Monday	3:22:00 PM	3:31:00 PM	9	R	R	car	7	4	5	1		hand carried	dry
5/29/2018	Tuesday	6:45:00 AM	7:08:00 AM	23	R	L	semi	35	10	14	1	6	hand truck	refrigerated
5/29/2018	Tuesday	6:45:00 AM	7:18:00 AM	33	R	R	box truck	52	8	12	1		hand truck	dry
5/29/2018	Tuesday	6:50:00 AM	7:09:00 AM	19	R	R	semi	40	10	14	1	6	electric pallet jack	refrigerated
5/29/2018	Tuesday	7:18:00 AM	7:28:00 AM	10	R	L	box truck	30	10	16	1	6	electric pallet jack	refrigerated
5/29/2018	Tuesday	10:54:00 AM	11:00:00 AM	6	L	R	box truck	30	7	14	1		hand truck	refrigerated
5/29/2018	Tuesday	11:44:00 AM	12:22:00 PM	38	R	L	box truck	22	6	15	12	12	hand truck	dry
5/29/2018	Tuesday	12:22:00 PM	1:05:00 PM	43	R	R	box truck	22	6	15	14	12	hand truck	dry
5/30/2018	Wednesday	5:19:00 AM	6:49:00 AM	90	R	L	semi	40	7	18	5	8	electric pallet jack	R,F,D
5/30/2018	Wednesday	7:24:00 AM	7:30:00 AM	6	R	R	box truck	20	7	14	1		hand truck	refrigerated
5/30/2018	Wednesday	9:18:00 AM	9:25:00 AM	7	R		box truck	20	7	14	1		hand truck	refrigerated
5/30/2018	Wednesday	10:23:00 AM	10:33:00 AM	10	R	L	pickup truck	12	6	5	1		hand truck	dry
5/30/2018	Wednesday	11:55:00 AM	12:11:00 PM	16	R	R	delivery van	20	6	10	1		hand truck	dry
5/30/2018	Wednesday	1:30:00 PM	1:55:00 PM	25	R	L	delivery van	12	6	6	1		hand truck	refrigerated
5/31/2018	Thursday	6:08:00 AM	6:37:00 AM	29	R	L	box truck	25	8	16	1	6	electric pallet jack	refrigerated
5/31/2018	Thursday	6:17:00 AM	6:29:00 AM	12	R	L	box truck	25	9	16	1		hand truck	refrigerated
5/31/2018	Thursday	6:56:00 AM	7:16:00 AM	20	R	L	delivery van	12	6	7	1		hand truck	dry
5/31/2018	Thursday	8:30:00 AM	8:44:00 AM	14	R	R	box truck	18	7	12	1		hand truck	refrigerated
5/31/2018	Thursday	10:15:00 AM	10:32:00 AM	17	R	L	box truck	18	7	7	1		hand truck	
5/31/2018	Thursday	10:20:00 AM	10:33:00 AM	13	R	L	car	8	5	6	1		hand truck	dry
5/31/2018	Thursday	11:14:00 AM	12:03:00 PM	49	R	L	box truck	16	7	9	1		hand truck	dry
5/31/2018	Thursday	11:25:00 AM	11:46:00 AM	21	R	R	delivery van	12	7	10	1		hand truck	dry
5/31/2018	Thursday	11:34:00 AM	11:40:00 AM	6	R	L	delivery van	9	5	6	1		hand truck	dry
5/31/2018	Thursday	11:48:00 AM	11:53:00 AM	5	R	R	box truck	20	7	15	1		hand truck	refrigerated
6/23/2018	Saturday	5:00:00 AM	6:04:00 AM	64			semi	60			5	8	electric pallet jack	R,F,D
6/23/2018	Saturday	6:27:00 AM	6:34:00 AM	7			delivery van				1		hand carried	
6/23/2018	Saturday	6:41:00 AM	7:11:00 AM	30			box truck	25		12.5	4	6	electric pallet jack	refrigerated

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
6/23/2018	Saturday	6:53:00 AM	6:58:00 AM	5			delivery van				2		push cart	
6/23/2018	Saturday	7:11:00 AM	7:16:00 AM	5			dump truck	24		11.5				
6/23/2018	Saturday	8:07:00 AM	8:19:00 AM	12			box truck	20	7	14	2		hand truck	refrigerated
6/23/2018	Saturday	8:34:00 AM	8:40:00 AM	6			delivery van				2	6	pallet jack	
6/23/2018	Saturday	9:48:00 AM	10:06:00 AM	18			semi	60			1	6	electric pallet jack	refrigerated
6/23/2018	Saturday	9:52:00 AM	10:11:00 AM	19			car	7	4	5	2		push cart	
6/23/2018	Saturday	10:56:00 AM	11:02:00 AM	6			delivery van				2		push cart	
6/23/2018	Saturday	11:18:00 AM	11:30:00 AM	12			delivery van				1		hand carried	
6/23/2018	Saturday	11:58:00 AM	12:15:00 PM	17			box truck				1		hand truck	
6/23/2018	Saturday	12:10:00 PM	12:15:00 PM	5			car	7	4	5	1		hand carried	
6/24/2018	Sunday	5:49:00 AM	5:54:00 AM	5			delivery van				1		push cart	
6/24/2018	Sunday	7:48:00 AM	8:24:00 AM	36	L	L	box truck	25		12.5	1	6	electric pallet jack	refrigerated
6/24/2018	Sunday	8:00:00 AM	8:20:00 AM	20			car	7	4	5	1		hand carried	
6/24/2018	Sunday	9:06:00 AM	9:10:00 AM	4			car	7	4	5	1		hand carried	
6/24/2018	Sunday	11:04:00 AM	11:09:00 AM	5			delivery van				1		push cart	
6/24/2018	Sunday	12:55:00 PM	12:58:00 PM	3			car	7	4	5	1		hand truck	
6/25/2018	Monday	5:01:00 AM	5:55:00 AM	54			semi	60			4	8	electric pallet jack	R,F,D
6/25/2018	Monday	5:41:00 AM	5:43:00 AM	2			dump truck	24		11.5				
6/25/2018	Monday	6:42:00 AM	7:53:00 AM	71			box truck	30		10.5	1		hand truck	dry
6/25/2018	Monday	7:37:00 AM	8:03:00 AM	26			box truck	25		12.5	2	6	electric pallet jack	refrigerated
6/25/2018	Monday	8:01:00 AM	8:23:00 AM	22			box truck				1	6	electric pallet jack	
6/25/2018	Monday	8:30:00 AM	8:51:00 AM	21			box truck	20	7	15	1		hand truck	refrigerated
6/25/2018	Monday	8:34:00 AM	8:53:00 AM	19			car	7	4	5	1		hand carried	
6/25/2018	Monday	9:00:00 AM	9:13:00 AM	13			delivery van				1		push cart	
6/25/2018	Monday	9:11:00 AM	9:30:00 AM	19			walked up				1		hand carried	dry
6/25/2018	Monday	9:43:00 AM	9:53:00 AM	9			delivery van				2		push cart	
6/25/2018	Monday	10:48:00 AM	10:53:00 AM	6			box truck	20		12	1		hand truck	dry
6/25/2018	Monday	11:34:00 AM	11:45:00 AM	12			delivery van				1		hand carried	
6/25/2018	Monday	12:00:00 PM	12:12:00 PM	12			car	7	4	5	1		hand carried	
6/25/2018	Monday	12:02:00 PM	12:40:00 PM	38			pickup truck				2		hand carried	
6/25/2018	Monday	12:17:00 PM	12:18:00 PM	1			pickup truck				1		hand carried	
6/25/2018	Monday	1:30:00 PM	1:54:00 PM	24			delivery van				2		push cart	
6/26/2018	Tuesday	5:24:00 AM	5:27:00 AM	3			dump truck	24		11.5				
6/26/2018	Tuesday	5:57:00 AM	6:36:00 AM	39			box truck				2	6	electric pallet jack	
6/26/2018	Tuesday	7:09:00 AM	7:17:00 AM	18			dump truck	24		11.5				
6/26/2018	Tuesday	7:19:00 AM	7:30:00 AM	11			box truck				4		push cart	refrigerated
6/26/2018	Tuesday	8:00:00 AM	8:18:00 AM	18			box truck	24		13	2		push cart	refrigerated
6/26/2018	Tuesday	8:21:00 AM	8:58:00 AM	37			car	7	4	5	1		hand carried	
6/26/2018	Tuesday	8:22:00 AM	8:25:00 AM	3			car	7	4	5	1		hand carried	
6/26/2018	Tuesday	8:50:00 AM	9:44:00 AM	54			delivery van				2		push cart	
6/26/2018	Tuesday	10:49:00 AM	10:52:00 AM	3			delivery van				2		hand carried	
6/26/2018	Tuesday	11:09:00 AM	11:21:00 AM	12			delivery van	10	6	7	1		hand carried	refrigerated
6/26/2018	Tuesday	11:31:00 AM	12:37:00 AM	66			box truck	22	6	15	18	12	hand truck	dry
6/26/2018	Tuesday	11:33:00 AM	11:36:00 AM	3			box truck	24		13	1		hand carried	refrigerated
6/26/2018	Tuesday	11:35:00 AM	11:54:00 AM	19			box truck	20		12	1		hand carried	dry
6/26/2018	Tuesday	1:06:00 PM	1:25:00 PM	19			car	7	4	5	2		push cart	
6/26/2018	Tuesday	1:08:00 PM	1:18:00 PM	10			pickup truck				2		push cart	
6/27/2018	Wednesday	5:06:00 AM	6:25:00 AM	79			semi	60			8	8	electric pallet jack	R,F,D
6/27/2018	Wednesday	5:13:00 AM	5:15:00 AM	2			car	7	4	5	1		hand carried	
6/27/2018	Wednesday	6:15:00 AM	6:16:00 AM	1			pickup truck				1		hand carried	
6/27/2018	Wednesday	6:33:00 AM	6:40:00 AM	7			car	7	4	5	1		push cart	
6/27/2018	Wednesday	6:46:00 AM	6:58:00 AM	12	R	L	delivery van	12		7.5	1		push cart	
6/27/2018	Wednesday	7:24:00 AM	7:35:00 AM	11			car	7	4	5	2		push cart	

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
6/27/2018	Wednesday	8:10:00 AM	8:45:00 AM	35			box truck				2	6	pallet jack	
6/27/2018	Wednesday	8:13:00 AM	8:24:00 AM	11			box truck	16		11	1		hand truck	refrigerated
6/27/2018	Wednesday	8:37:00 AM	8:51:00 AM	14			car	7	4	5	1		hand carried	
6/27/2018	Wednesday	8:48:00 AM	8:57:00 AM	9			box truck	22	6	15	2	12	hand truck	dry
6/27/2018	Wednesday	8:57:00 AM	9:08:00 AM	11			delivery van				1		hand truck	
6/27/2018	Wednesday	9:08:00 AM	9:16:00 AM	8			car	7	4	5	1		hand carried	
6/27/2018	Wednesday	9:17:00 AM	9:44:00 AM	27			school bus							
6/27/2018	Wednesday	10:31:00 AM	10:34:00 AM	3			dump truck	24		11.5				
6/27/2018	Wednesday	11:02:00 AM	11:38:00 AM	36			delivery van				2		push cart	
6/27/2018	Wednesday	11:10:00 AM	11:23:00 AM	13			delivery van				1		hand carried	
6/27/2018	Wednesday	11:24:00 AM	11:28:00 AM	4			delivery van				2		push cart	
6/27/2018	Wednesday	11:38:00 AM	11:42:00 AM	4			delivery van				1		hand carried	
6/27/2018	Wednesday	11:45:00 AM	12:07:00 PM	22			car	7	4	5	1		push cart	
6/27/2018	Wednesday	12:08:00 PM	12:11:00 PM	3			delivery van				1		hand carried	
6/27/2018	Wednesday	12:37:00 PM	12:44:00 PM	7			box truck	20		12	1		hand truck	dry
6/27/2018	Wednesday	12:59:00 PM	1:06:00 PM	7			delivery van				1		hand carried	
6/27/2018	Wednesday	1:57:00 PM	2:00:00 PM	3			delivery van				1		push cart	
6/28/2018	Thursday	5:00:00 AM	5:51:00 AM	51			box truck	25		12.5	2	6	electric pallet jack	refrigerated
6/28/2018	Thursday	5:52:00 AM	6:13:00 AM	21			semi	60			1	6	electric pallet jack	R,F,D
6/28/2018	Thursday	6:01:00 AM	6:11:00 AM	10			semi	60			2	6	push cart	refrigerated
6/28/2018	Thursday	6:02:00 AM	6:14:00 AM	12			delivery van				1		hand carried	
6/28/2018	Thursday	6:55:00 AM	7:29:00 AM	34			box truck				3		push cart	
6/28/2018	Thursday	6:57:00 AM	7:36:00 AM	39			box truck	30		10.5	2		hand truck	dry
6/28/2018	Thursday	7:23:00 AM	7:41:00 AM	18			box truck				2		push cart	
6/28/2018	Thursday	7:53:00 AM	8:00:00 AM	7			dump truck	24		11.5				
6/28/2018	Thursday	7:56:00 AM	8:15:00 AM	19			delivery van				1		hand carried	
6/28/2018	Thursday	8:36:00 AM	9:04:00 AM	28			car	7	4	5	1		hand carried	
6/28/2018	Thursday	10:02:00 AM	10:06:00 AM	4			delivery van				1		push cart	
6/28/2018	Thursday	10:21:00 AM	10:27:00 AM	6			box truck				2		hand truck	dry
6/28/2018	Thursday	10:50:00 AM	11:06:00 AM	16			box truck				2		push cart	
6/28/2018	Thursday	11:08:00 AM	11:53:00 AM	45			box truck				3		push cart	
6/28/2018	Thursday	11:13:00 AM	11:17:00 AM	4			car	7	4	5	2		push cart	
6/28/2018	Thursday	11:18:00 AM	11:40:00 AM	22			box truck				1		hand truck	
6/28/2018	Thursday	11:51:00 AM	12:05:00 AM	14			box truck	20		12	2		hand truck	dry
6/28/2018	Thursday	12:52:00 PM	1:34:00 PM	42			delivery van				4		push cart	
6/28/2018	Thursday	1:08:00 PM	1:12:00 PM	4			box truck	18		10	2		push cart	dry
6/28/2018	Thursday	1:35:00 PM	1:38:00 PM	3			pickup truck				1		hand carried	
6/29/2018	Friday	5:10:00 AM	5:48:00 AM	38			semi	60		13	1	6	hand truck	refrigerated
6/29/2018	Friday	5:30:00 AM	6:20:00 AM	50			semi	60			8	8	electric pallet jack	R,F,D
6/29/2018	Friday	5:36:00 AM	5:51:00 AM	15			delivery van				2		push cart	
6/29/2018	Friday	6:12:00 AM	6:15:00 AM	3			delivery van				1		push cart	
6/29/2018	Friday	6:40:00 AM	6:56:00 AM	16			box truck				1		hand truck	
6/29/2018	Friday	7:08:00 AM	7:27:00 AM	19			box truck				1		hand truck	
6/29/2018	Friday	7:33:00 AM	7:36:00 AM	3			dump truck	24		11.5				
6/29/2018	Friday	7:40:00 AM	8:10:00 AM	30			box truck				3	6	electric pallet jack	
6/29/2018	Friday	8:31:00 AM	8:51:00 AM	20			car	7	4	5	1		hand carried	
6/29/2018	Friday	8:35:00 AM	8:39:00 AM	4			delivery van				1		hand truck	
6/29/2018	Friday	8:42:00 AM	8:49:00 AM	7			delivery van				1		hand truck	
6/29/2018	Friday	9:35:00 AM	9:45:00 AM	12			car	7	4	5	1		hand truck	
6/29/2018	Friday	9:42:00 AM	9:48:00 AM	6			delivery van				1		hand truck	
6/29/2018	Friday	10:27:00 AM	10:30:00 AM	3			dump truck	24		11.5				
6/29/2018	Friday	10:51:00 AM	11:06:00 AM	15			delivery van				1		hand carried	
6/29/2018	Friday	11:22:00 AM	11:27:00 AM	5			box truck	20		12	1		hand truck	dry

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
6/29/2018	Friday	11:32:00 AM	12:27:00 PM	55			delivery van				1		push cart	
6/29/2018	Friday	12:04:00 PM	12:10:00 PM	6			delivery van				1		hand truck	
6/29/2018	Friday	12:27:00 PM	12:42:00 PM	15			car	7	4	5	1		hand carried	
6/29/2018	Friday	12:32:00 PM	12:42:00 PM	10			car	7	4	5	3		push cart	
6/29/2018	Friday	1:01:00 PM	2:00:00 PM	59			delivery van				1			
6/29/2018	Friday	1:36:00 PM	2:00:00 PM	24			box truck	12	7	10	5		push cart	dry
6/30/2018	Saturday	5:00:00 AM	6:06:00 AM	66			box truck				2	6	electric pallet jack	
6/30/2018	Saturday	6:07:00 AM	6:14:00 AM	7			delivery van				1		hand carried	
6/30/2018	Saturday	6:33:00 AM	6:48:00 AM	15			box truck	20	7	14	1		hand truck	refrigerated
6/30/2018	Saturday	6:50:00 AM	7:01:00 AM	11			box truck	25		12.5	2	6	electric pallet jack	refrigerated
6/30/2018	Saturday	6:58:00 AM	7:16:00 AM	18			delivery van				2		push cart	
6/30/2018	Saturday	7:54:00 AM	8:13:00 AM	19			semi	60		13	1	6	electric pallet jack	refrigerated
6/30/2018	Saturday	8:33:00 AM	8:51:00 AM	18			car	7	4	5	1		hand carried	
6/30/2018	Saturday	9:08:00 AM	9:14:00 AM	6			dump truck	24		11.5				
6/30/2018	Saturday	9:50:00 AM	10:02:00 AM	12			box truck				1		hand carried	
6/30/2018	Saturday	10:01:00 AM	10:35:00 AM	34			delivery van				1		hand truck	
6/30/2018	Saturday	11:10:00 AM	11:15:00 AM	15			car	7	4	5	1		hand carried	
6/30/2018	Saturday	11:16:00 AM	11:31:00 AM	15			delivery van				1		hand carried	
6/30/2018	Saturday	11:18:00 AM	11:24:00 AM	6			delivery van				1		hand truck	
7/1/2018	Sunday	5:19:00 AM	5:22:00 AM	3			delivery van				1		hand carried	dry
7/1/2018	Sunday	8:04:00 AM	8:32:00 AM	28			box truck				2	6	electric pallet jack	
7/1/2018	Sunday	9:21:00 AM	9:35:00 AM	14			delivery van				2		push cart	
7/1/2018	Sunday	9:37:00 AM	10:14:00 AM	37			car	7	4	5	2		hand carried	
7/1/2018	Sunday	10:49:00 AM	10:54:00 AM	5			delivery van				2		push cart	
7/1/2018	Sunday	12:29:00 PM	12:33:00 PM	4			car	7	4	5	2		push cart	
7/2/2018	Monday	5:03:00 AM	5:09:00 AM	6			delivery van				2		push cart	
7/2/2018	Monday	5:35:00 AM	6:53:00 AM	78			semi	60			11	8	electric pallet jack	R,F,D
7/2/2018	Monday	5:48:00 AM	5:58:00 AM	10			delivery van				2		push cart	
7/2/2018	Monday	5:49:00 AM	6:05:00 AM	16			semi	60		13	1	6	hand truck	refrigerated
7/2/2018	Monday	6:45:00 AM	6:59:00 AM	14			box truck				2		push cart	
7/2/2018	Monday	6:51:00 AM	6:59:00 AM	8			delivery van				2		push cart	
7/2/2018	Monday	6:57:00 AM	7:32:00 AM	35			box truck	30		10.5	3		hand truck	dry
7/2/2018	Monday	7:44:00 AM	8:18:00 AM	34			semi	60			2	6	electric pallet jack	R,F,D
7/2/2018	Monday	7:57:00 AM	8:13:00 AM	15			semi	60		13	2	6	electric pallet jack	refrigerated
7/2/2018	Monday	8:17:00 AM	8:43:00 AM	26			box truck				1		hand truck	
7/2/2018	Monday	8:48:00 AM	11:16:00 AM	28			car	7	4	5	2		hand carried	
7/2/2018	Monday	10:42:00 AM	10:48:00 AM	6			box truck	20		12	2		push cart	dry
7/2/2018	Monday	11:10:00 AM	11:24:00 AM	14			delivery van				1		hand carried	
7/2/2018	Monday	12:00:00 PM	12:14:00 PM	14			dump truck	24		11.5				
7/2/2018	Monday	1:14:00 PM	1:19:00 PM	5			box truck	18		10	1		hand truck	dry
7/3/2018	Tuesday	5:25:00 AM	5:28:00 AM	3			dump truck	24		11.5				
7/3/2018	Tuesday	6:16:00 AM	6:52:00 AM	36			semi	60		13	4	6	electric pallet jack	refrigerated
7/3/2018	Tuesday	7:14:00 AM	8:40:00 AM	86			box truck				1	6	electric pallet jack	
7/3/2018	Tuesday	7:43:00 AM	7:49:00 AM	6			dump truck	24		11.5				
7/3/2018	Tuesday	7:59:00 AM	8:30:00 AM	31			semi	60			1	6	electric pallet jack	refrigerated
7/3/2018	Tuesday	8:14:00 AM	8:32:00 AM	18			car	7	4	5	1		hand carried	
7/3/2018	Tuesday	8:44:00 AM	9:36:00 AM	52			delivery van				2		hand truck	
7/3/2018	Tuesday	9:12:00 AM	9:22:00 AM	10			delivery van				1		hand truck	
7/3/2018	Tuesday	10:41:00 AM	10:44:00 AM	3			delivery van				2		push cart	
7/3/2018	Tuesday	11:09:00 AM	11:22:00 AM	13			delivery van				1		hand carried	
7/3/2018	Tuesday	11:18:00 AM	11:20:00 AM	2			box truck	20		12	1		hand truck	dry
7/3/2018	Tuesday	11:32:00 AM	11:45:00 AM	13			box truck	24		13	2		push cart	refrigerated
7/3/2018	Tuesday	11:36:00 AM	12:15:00 PM	39			box truck	22	6	15	16	12	hand truck	dry

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
7/3/2018	Tuesday	11:36:00 AM	12:50:00 PM	74			box truck				18		hand truck	
7/3/2018	Tuesday	12:48:00 PM	12:50:00 PM	2			pickup truck				1		hand carried	
7/3/2018	Tuesday	1:34:00 PM	1:39:00 PM	5			box truck	18		10	2		push cart	dry
7/3/2018	Tuesday	1:42:00 PM	1:47:00 PM	5			car	7	4	5	2		push cart	
7/3/2018	Tuesday	1:55:00 PM	2:00:00 PM	5			car	7	4	5	2		push cart	
7/4/2018	Wednesday	5:30:00 AM	6:36:00 AM	66	R	L	semi	60		13.5	6	8	electric pallet jack	R,F,D
7/4/2018	Wednesday	5:54:00 AM	5:56:00 AM	2			delivery van				2		push cart	
7/4/2018	Wednesday	7:11:00 AM	7:48:00 AM	37			semi	60		13	4	6	electric pallet jack	refrigerated
7/4/2018	Wednesday	8:01:00 AM	8:19:00 AM	18			car	7	4	5	1		hand carried	
7/4/2018	Wednesday	8:03:00 AM	8:13:00 AM	10			walked up				1		hand carried	dry
7/4/2018	Wednesday	8:10:00 AM	8:20:00 AM	10			car	7	4	5	2		push cart	
7/4/2018	Wednesday	8:39:00 AM	8:43:00 AM	4			car	7	4	5	1		hand carried	
7/4/2018	Wednesday	9:00:00 AM	9:05:00 AM	5			delivery van				2		push cart	
7/5/2018	Thursday	5:55:00 AM	6:09:00 AM	14			delivery van				1		hand truck	
7/5/2018	Thursday	5:58:00 AM	6:02:00 AM	4			delivery van				1		hand truck	
7/5/2018	Thursday	6:00:00 AM	6:28:00 AM	28			box truck	25		12.5	2	6	electric pallet jack	refrigerated
7/5/2018	Thursday	6:04:00 AM	6:15:00 AM	11			box truck				2		hand truck	
7/5/2018	Thursday	6:32:00 AM	7:08:00 AM	36			box truck				3		hand truck	
7/5/2018	Thursday	6:42:00 AM	6:53:00 AM	11			delivery van				1		hand truck	
7/5/2018	Thursday	6:54:00 AM	7:22:00 AM	28			box truck	30		10.5	3		hand truck	dry
7/5/2018	Thursday	7:17:00 AM	7:30:00 AM	13			box truck				2		push cart	
7/5/2018	Thursday	8:29:00 AM	8:47:00 AM	18			car	7	4	5	1		hand carried	
7/5/2018	Thursday	9:18:00 AM	9:21:00 AM	3			delivery van				2		push cart	
7/5/2018	Thursday	9:22:00 AM	9:25:00 AM	3			delivery van				1		hand carried	
7/5/2018	Thursday	10:14:00 AM	10:59:00 AM	45			box truck				3		push cart	
7/5/2018	Thursday	10:25:00 AM	10:49:00 AM	24			delivery van				1		hand carried	
7/5/2018	Thursday	10:39:00 AM	10:41:00 AM	2			car	7	4	5	2		push cart	
7/5/2018	Thursday	11:15:00 AM	11:20:00 AM	5			delivery van				2		push cart	
7/5/2018	Thursday	11:35:00 AM	11:43:00 AM	8			box truck	20		12	2		push cart	dry
7/5/2018	Thursday	12:51:00 PM	12:58:00 PM	7			delivery van				2		push cart	
7/5/2018	Thursday	1:32:00 PM	1:55:00 PM	23			box truck				1		hand truck	
7/5/2018	Thursday	1:45:00 PM	2:00:00 PM	15			car	7	4	5	2		hand carried	
7/6/2018	Friday	5:11:00 AM	6:09:00 AM	58			semi	60			2	6	electric pallet jack	R,F,D
7/6/2018	Friday	5:27:00 AM	6:02:00 AM	35			delivery van				3		push cart	
7/6/2018	Friday	6:24:00 AM	7:54:00 AM	90			semi	60			6	8	electric pallet jack	R,F,D
7/6/2018	Friday	6:50:00 AM	6:51:00 AM	1			dump truck	24		11.5				
7/6/2018	Friday	6:59:00 AM	7:04:00 AM	5			delivery van				1		hand truck	
7/6/2018	Friday	7:12:00 AM	7:34:00 AM	22			box truck				3		hand truck	
7/6/2018	Friday	7:58:00 AM	8:10:00 AM	12			box truck	25		12.5	1	6	electric pallet jack	refrigerated
7/6/2018	Friday	8:05:00 AM	8:08:00 AM	3			box truck				1		hand carried	
7/6/2018	Friday	8:13:00 AM	8:18:00 AM	5			car	7	4	5	1		hand carried	
7/6/2018	Friday	8:20:00 AM	8:42:00 AM	22			car	7	4	5	2		push cart	
7/6/2018	Friday	9:21:00 AM	9:28:00 AM	7			car	7	4	5	1		hand truck	
7/6/2018	Friday	9:52:00 AM	9:58:00 AM	6			delivery van				1		hand carried	
7/6/2018	Friday	10:06:00 AM	10:14:00 AM	8			delivery van				1		hand truck	
7/6/2018	Friday	10:23:00 AM	11:22:00 AM	59			delivery van				1		hand truck	
7/6/2018	Friday	10:33:00 AM	10:35:00 AM	2			delivery van				2		push cart	
7/6/2018	Friday	11:02:00 AM	11:29:00 AM	27			walked up				1		hand carried	dry
7/6/2018	Friday	11:41:00 AM	11:55:00 AM	14			car	7	4	5	1		hand carried	
7/6/2018	Friday	11:49:00 AM	11:52:00 AM	3			pickup truck				1		hand carried	
7/6/2018	Friday	12:02:00 PM	12:35:00 PM	33			box truck	12	7	10	4		push cart	dry
7/6/2018	Friday	12:17:00 PM	12:35:00 PM	18			box truck	20		12	3		hand truck	dry
7/6/2018	Friday	12:18:00 PM	12:20:00 PM	2			car	7	4	5	1		hand carried	

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
7/6/2018	Friday	1:16:00 PM	1:20:00 PM	4			box truck	18		10	2		push cart	dry
7/6/2018	Friday	1:30:00 PM	1:37:00 PM	7			box truck	22	6	15	1	12	hand truck	dry
8/2/2018	Thursday	6:00:00 AM	6:05:00 AM	5	L	R	delivery van	12		6.25	1		hand carried	refrigerated
8/2/2018	Thursday	6:15:00 AM	6:48:00 AM	33	L	R	semi	54		13	2	6	electric pallet jack	refrigerated
8/2/2018	Thursday	6:52:00 AM	7:22:00 AM	30			box truck	30		10.5	1		hand truck	dry
8/3/2018	Friday	5:30:00 AM	5:50:00 AM	20	R	L	semi	40		12	1	6	electric pallet jack	
8/3/2018	Friday	6:17:00 AM	6:35:00 AM	18	L	L	box truck	26		13	1		hand truck	refrigerated
8/3/2018	Friday	6:49:00 AM	7:07:00 AM	18	R	L	box truck	20		10	1		hand truck	dry
8/3/2018	Friday	6:50:00 AM	7:07:00 AM	17		R	semi	54		13	1	6	electric pallet jack	refrigerated
8/3/2018	Friday	6:54:00 AM	7:35:00 AM	41	L	L	semi	60		13.5	5	8	electric pallet jack	R,F,D
8/3/2018	Friday	7:06:00 AM	7:25:00 AM	19	R	L	delivery van	12		8	1		push cart	dry
8/3/2018	Friday	9:54:00 AM	9:58:00 AM	4	R	L	car	7	4	5	1		push cart	dry
8/3/2018	Friday	10:03:00 AM	10:10:00 AM	7	L	R	delivery van	12		8	1		hand truck	
8/3/2018	Friday	10:11:00 AM	10:17:00 AM	6	R	L	car	7	4	5	1		hand carried	refrigerated
8/3/2018	Friday	10:21:00 AM	10:40:00 AM	19	L	R	box truck	16		11	2	6	pallet jack	refrigerated
8/3/2018	Friday	11:12:00 AM	12:00:00 PM	48			delivery van	13		8	1		hand truck	refrigerated
8/3/2018	Friday	11:15:00 AM	12:08:00 PM	53	L	R	delivery van	14		6	1		hand carried	refrigerated
8/3/2018	Friday	12:40:00 PM	12:46:00 PM	6	L	L	delivery van	12		7	1		hand truck	dry
8/4/2018	Saturday	5:30:00 AM	6:11:00 AM	41	L	R	semi	60		13.5	5	8	electric pallet jack	R,F,D
8/4/2018	Saturday	6:53:00 AM	7:00:00 AM	7	L	R	dump truck	36		11.5				
8/4/2018	Saturday	7:45:00 AM	8:14:00 AM	29	R	R	semi	54		13	4	6	electric pallet jack	refrigerated
8/4/2018	Saturday	7:47:00 AM	7:49:00 AM	2	L	R	box truck	16		11	1		hand carried	refrigerated
8/4/2018	Saturday	7:49:00 AM	8:38:00 AM	49	L	R	delivery van	15		7	2		hand truck	refrigerated
8/4/2018	Saturday	10:42:00 AM	10:53:00 AM	11	L	R	box truck	30		13.5	1	6	electric pallet jack	refrigerated
8/4/2018	Saturday	10:48:00 AM	10:55:00 AM	7	L	L	delivery van	12		8	1		push cart	
8/4/2018	Saturday	11:45:00 AM	12:04:00 PM	19		R	box truck	20		11	1		hand truck	dry
8/5/2018	Sunday	7:48:00 AM	8:24:00 AM	36			box truck	25		12.5	6	6	electric pallet jack	refrigerated
8/5/2018	Sunday	8:42:00 AM	9:00:00 AM	18	R	L	car	8		5	1		hand carried	
8/5/2018	Sunday	10:16:00 AM	11:40:00 AM	96	L	R	delivery van	15		10	1		hand carried	dry
8/5/2018	Sunday	10:38:00 AM	10:45:00 AM	7	L	L	delivery van	12		9.5	1		hand carried	
8/6/2018	Monday	5:30:00 AM	6:36:00 AM	66			semi	60			7	8	electric pallet jack	R,F,D
8/6/2018	Monday	5:51:00 AM	5:58:00 AM	7	L	L	delivery van	12		7	1		push cart	dry
8/6/2018	Monday	5:55:00 AM	6:02:00 AM	7	L	R	dump truck	18		13				
8/6/2018	Monday	6:30:00 AM	7:02:00 AM	32	R	L	box truck	18		12	2		hand truck	dry
8/6/2018	Monday	6:46:00 AM	7:32:00 AM	46	R	L	box truck	18		11.5	4		push cart	dry
8/6/2018	Monday	8:30:00 AM	8:44:00 AM	14	L	R	delivery van	15		8	1		push cart	refrigerated
8/6/2018	Monday	8:46:00 AM	9:08:00 AM	22	L	R	box truck	16		11.5	1		hand truck	dry
8/6/2018	Monday	9:07:00 AM	9:40:00 AM	33	L	R	box truck	25		12.5	3	6	electric pallet jack	refrigerated
8/7/2018	Tuesday	6:18:00 AM	6:54:00 AM	36	L	R	box truck	27		12	2	6	electric pallet jack	refrigerated
8/7/2018	Tuesday	6:27:00 AM	6:43:00 AM	16	L	L	box truck	26		12.5	2		hand truck	refrigerated
8/7/2018	Tuesday	6:29:00 AM	7:05:00 AM	36	R	R	box truck	28		13	1	6	electric pallet jack	refrigerated
8/7/2018	Tuesday	6:48:00 AM	7:01:00 AM	13	R	R	box truck	25		12.5	1		hand truck	refrigerated
8/7/2018	Tuesday	7:19:00 AM	7:28:00 AM	9	R	L	car	7		5.5	1		hand truck	refrigerated
8/7/2018	Tuesday	8:58:00 AM	9:47:00 AM	49	L	R	delivery van	16		7	1		hand truck	refrigerated
8/7/2018	Tuesday	9:03:00 AM	9:16:00 AM	13	R	L	delivery van	16		6	1		hand carried	
8/7/2018	Tuesday	9:30:00 AM	9:43:00 AM	13	R	R	box truck	24		12	1		hand truck	refrigerated
8/7/2018	Tuesday	11:23:00 AM	11:28:00 AM	5	R	L	delivery van	16		10	1		hand truck	
8/7/2018	Tuesday	11:27:00 AM	12:11:00 PM	44	R	L	box truck	24		12	8	12	hand truck	dry
8/7/2018	Tuesday	11:32:00 AM	11:41:00 AM	9	R	L	delivery van	12		7	1		hand carried	refrigerated
8/7/2018	Tuesday	12:04:00 PM	12:47:00 PM	43	L	L	box truck	20		11	5	12	hand truck	dry
8/7/2018	Tuesday	12:13:00 PM	12:17:00 PM	4	L	R	box truck	18		10	1		hand truck	dry
8/7/2018	Tuesday	12:15:00 PM	12:19:00 PM	4	R	R	delivery van	14		7.5	1		hand carried	dry
8/8/2018	Wednesday	5:09:00 AM	6:32:00 AM	83	R	L	semi	40		14	6	8	electric pallet jack	R,F,D

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
8/8/2018	Wednesday	6:24:00 AM	6:32:00 AM	8	R	R	box truck	16		12	3		hand truck	dry
8/8/2018	Wednesday	6:24:00 AM	6:27:00 AM	3	R	L	delivery van	14		7	1		hand truck	
8/8/2018	Wednesday	8:34:00 AM	8:46:00 AM	12	R	L	car	7		5	1		hand carried	
8/8/2018	Wednesday	10:14:00 AM	10:30:00 AM	16	L	L	box truck	20		10	2	6	electric pallet jack	refrigerated
8/8/2018	Wednesday	10:25:00 AM	10:30:00 AM	5	R	L	delivery van	16		8	1		hand truck	dry
8/8/2018	Wednesday	10:28:00 AM	10:56:00 AM	28	R	R	box truck	25		12	2	6	electric pallet jack	refrigerated
8/8/2018	Wednesday	10:55:00 AM	11:17:00 AM	22	R	L	delivery van	14		6	3		hand truck	dry
8/8/2018	Wednesday	11:08:00 AM	11:18:00 AM	10	R	L	delivery van	12		5.5	1		hand carried	refrigerated
8/8/2018	Wednesday	11:34:00 AM	11:41:00 AM	7	R	R	box truck	18		10	1		hand carried	dry
8/8/2018	Wednesday	12:03:00 PM	12:18:00 PM	15			walked up				1		push cart	dry
8/8/2018	Wednesday	12:29:00 PM	12:40:00 PM	11	R	L	delivery van	16		10	1		hand carried	dry
8/8/2018	Wednesday	12:31:00 PM	12:39:00 PM	8	R	R	delivery van	16		10	1		hand truck	dry
8/8/2018	Wednesday	12:34:00 PM	12:42:00 PM	8	R	R	box truck	20		12	1		hand truck	dry
8/8/2018	Wednesday	1:56:00 PM	2:16:00 PM	20	R		delivery van	16		5	1		hand truck	
8/9/2018	Thursday	6:30:00 AM	6:57:00 AM	27	L	R	box truck	18		10.6	1		hand truck	dry
8/9/2018	Thursday	6:32:00 AM	7:11:00 AM	39	L	R	box truck	24		13	2		hand truck	refrigerated
8/9/2018	Thursday	6:46:00 AM	6:58:00 AM	12	R	L	delivery van	12		7.5	1			
8/9/2018	Thursday	7:20:00 AM	7:33:00 AM	13	L	R	box truck	18		11.5	1		hand truck	
8/9/2018	Thursday	8:26:00 AM	8:41:00 AM	15	L	R	delivery van	12		7	1		hand carried	refrigerated
8/9/2018	Thursday	8:30:00 AM	8:51:00 AM	21	R	R	box truck	26		13.5	1	6	electric pallet jack	refrigerated
8/9/2018	Thursday	8:50:00 AM	8:58:00 AM	8	R	L	delivery van	11		8	1		hand truck	dry
8/9/2018	Thursday	9:57:00 AM	10:13:00 AM	16	R	L	delivery van	12		8	1		hand truck	refrigerated
8/9/2018	Thursday	11:08:00 AM	11:15:00 AM	7	L	L	delivery van	12		7	1		push cart	
8/9/2018	Thursday	11:10:00 AM	11:50:00 AM	40	R	R	box truck	15		10	2	6	pallet jack	dry
8/9/2018	Thursday	12:22:00 PM	12:47:00 PM	25	L	R	box truck	15		11	2		hand truck	dry
8/9/2018	Thursday	12:33:00 PM	12:37:00 PM	4	R	L	delivery van	12		6.5	1		hand carried	dry
8/10/2018	Friday	5:50:00 AM	6:50:00 AM	60	L	L	semi	61		13.5	5	8	electric pallet jack	R,F,D
8/10/2018	Friday	6:37:00 AM	6:53:00 AM	16	L	R	box truck	26		12.5	1		hand truck	refrigerated
8/10/2018	Friday	6:43:00 AM	7:10:00 AM	27	R	L	box truck	24		10	3		hand truck	dry
8/10/2018	Friday	6:54:00 AM	7:21:00 AM	27	L	R	box truck	27		12.5		6	electric pallet jack	refrigerated
8/10/2018	Friday	7:02:00 AM	7:22:00 AM	20			delivery van	16		9	2		hand truck	
8/10/2018	Friday	7:25:00 AM	7:34:00 AM	9	R	L	box truck	16		11.5	1		push cart	
8/10/2018	Friday	8:50:00 AM	9:10:00 AM	20	L	R	delivery van	12		7	1		hand truck	
8/10/2018	Friday	8:55:00 AM	8:58:00 AM	3	L	L	dump truck	24		11.5				
8/10/2018	Friday	10:34:00 AM	11:09:00 AM	35	L	R	delivery van	12		7	1		hand truck	refrigerated
8/10/2018	Friday	11:10:00 AM	11:19:00 AM	9	L	R	delivery van	10		6.5	1		hand carried	refrigerated
8/11/2018	Saturday	6:11:00 AM	6:16:00 AM	5	L	R	delivery van	11		6.5	1		push cart	dry
8/11/2018	Saturday	6:37:00 AM	6:59:00 AM	22	L	L	box truck	18		12.5	1	6	pallet jack	refrigerated
8/11/2018	Saturday	6:48:00 AM	6:57:00 AM	9	L	R	dump truck	24		11.5				
8/11/2018	Saturday	7:20:00 AM	8:08:00 AM	48	L	R	semi	62		13	1	6	electric pallet jack	refrigerated
8/11/2018	Saturday	9:50:00 AM	10:18:00 AM	28	R	L	delivery van	12		7	1		hand truck	refrigerated
8/11/2018	Saturday	10:03:00 AM	10:14:00 AM	11	L	R	box truck	26		13.5	1	6	electric pallet jack	refrigerated
8/11/2018	Saturday	11:12:00 AM	11:20:00 AM	8	R	L	delivery van	12		7	1		hand carried	dry
8/11/2018	Saturday	11:27:00 AM	11:42:00 AM	15	L	R	box truck	15		11	2		hand truck	dry
8/11/2018	Saturday	12:15:00 PM	12:48:00 PM	33	R	L	delivery van	10		6	1		hand truck	
8/12/2018	Sunday	7:18:00 AM	7:50:00 AM	32	L	L	box truck	27		12.6	2	6	electric pallet jack	refrigerated
8/12/2018	Sunday	10:49:00 AM	12:03:00 PM	74	L	R	delivery van	12		8	0		crate pickup	dry
8/12/2018	Sunday	11:11:00 AM	11:16:00 AM	5	R	L	delivery van	10		8	1		push cart	
8/13/2018	Monday	1:04:00 AM	1:10:00 AM	6	R	L	box truck	18		10	1		hand carried	dry
8/13/2018	Monday	5:30:00 AM	6:01:00 AM	31	L	R	box truck	18		11.5	2	6	electric pallet jack	
8/13/2018	Monday	5:30:00 AM	6:15:00 AM	45	L	R	semi	61		13.5	2	8	electric pallet jack	R,F,D
8/13/2018	Monday	6:04:00 AM	6:09:00 AM	5	R	L	delivery van	12		7	1		hand carried	dry
8/13/2018	Monday	6:41:00 AM	7:02:00 AM	21	R	L	box truck	20	-	13	1		hand truck	dry

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
8/13/2018	Monday	7:13:00 AM	7:50:00 AM	37	L	R	box truck	42		13	3	6	electric pallet jack	refrigerated
8/13/2018	Monday	8:18:00 AM	8:37:00 AM	19	L	L	delivery van	12		7	1		hand truck	refrigerated
8/13/2018	Monday	8:42:00 AM	9:05:00 AM	23	R	R	delivery van	16		11	2		hand truck	dry
8/13/2018	Monday	10:43:00 AM	10:50:00 AM	7	L	R	box truck	20		12	1		hand carried	dry
8/13/2018	Monday	11:07:00 AM	11:21:00 AM	14	L	L	delivery van	10		6.6	1		hand truck	refrigerated
8/15/2018	Wednesday	5:30:00 AM	6:41:00 AM	71	R	L	semi	61		13.5	4	8	pallet jack	R,F,D
8/15/2018	Wednesday	6:31:00 AM	6:49:00 AM	18	L	R	box truck	20	-	13	2		hand truck	dry
8/15/2018	Wednesday	6:55:00 AM	7:26:00 AM	31	L	R	box truck	27		12.5	3	6	electric pallet jack	refrigerated
8/15/2018	Wednesday	9:38:00 AM	10:06:00 AM	28	L	R	box truck	16		12.5	1	6	pallet jack	refrigerated
8/15/2018	Wednesday	10:05:00 AM	10:13:00 AM	8	R	L	delivery van	10		6.5	1		hand carried	dry
9/17/2018	Monday	5:30:00 AM	6:20:00 AM	50	R	R	Semi	56	8	13.5	1	8	Electronic Pallet Jack	D,R,F
9/17/2018	Monday	5:46:00 AM	6:00:00 AM	14	R	R	Delivery Van	18	6	8	1		Push Cart	Refrigerated
9/17/2018	Monday	5:52:00 AM	6:00:00 AM	8	R	R	Dump Truck	36	8	13.5	1			
9/17/2018	Monday	6:01:00 AM	6:05:00 AM	4	L	L	Delivery Van	18	6	7	1		Push Cart	Dry
9/17/2018	Monday	6:24:00 AM	6:55:00 AM	31	R	L	Box Truck	26	8	12	1		Push Cart	Dry
9/17/2018	Monday	7:04:00 AM	7:27:00 AM	23	L	R	Box Truck	27	8	13.5	1	6	Electronic Pallet Jack	D,R
9/17/2018	Monday	8:10:00 AM	8:26:00 AM	16	L	R	Box Truck	45	8	13.5	1	6	Electronic Pallet Jack	D,R,F
9/17/2018	Monday	8:34:00 AM	9:07:00 AM	33	R	L	Car	12	5	5	1		Push Cart	Dry
9/17/2018	Monday	8:35:00 AM	9:13:00 AM	38	R	L	Car	12	5	5	1		Push Cart	Dry
9/17/2018	Monday	8:59:00 AM	9:16:00 AM	17	R	R	Box Truck	26	8	11	1		Push Cart	Dry
9/17/2018	Monday	10:52:00 AM	11:09:00 AM	17	R	L	Delivery Van	14	5	7	1		Hand Carried	Refrigerated
9/17/2018	Monday	1:03:00 PM	1:06:00 PM	3	R	R	Box Truck	26	8	13.5	1		Hand Carried	
9/18/2018	Tuesday	5:30:00 AM	5:32:00 AM	2	L	L	Delivery Van	22	6	7	1		Hand Carried	Dry
9/18/2018	Tuesday	6:08:00 AM	6:25:00 AM	17	L	L	Box Truck	49	10	12.5	3	5.5	Pallet Jack	R,D
9/18/2018	Tuesday	7:17:00 AM	7:41:00 AM	38	R	R	Box Truck	26	8	10.5			Hand Truck	Dry
9/18/2018	Tuesday	7:22:00 AM	7:47:00 AM	35	R	R	Box Truck	35	8	12.5	5	7	Pallet Jack	R,D,F
9/18/2018	Tuesday	7:50:00 AM	8:14:00 AM	24	R	R	Box Truck	45	9.5	12.5	4	4	Electronic Pallet Jack	Refrigerated
9/18/2018	Tuesday	8:30:00 AM	8:42:00 AM	12	R	R	Car	12	5	5	1		Hand Carried	Refrigerated
9/18/2018	Tuesday	9:12:00 AM	9:13:00 AM	2	R	R	Car	12	5	5	1		Hand Carried	
9/18/2018	Tuesday	9:22:00 AM	9:32:00 AM	10	R	R	Delivery Van	16	7	6	1		Hand Carried	D,R
9/18/2018	Tuesday	9:49:00 AM	10:54:00 AM	65	R	R	Delivery Van	20	8	6	1		Hand Truck	Dry
9/18/2018	Tuesday	9:52:00 AM	10:02:00 AM	10	R	L	Dump Truck	50	10	14	1			
9/18/2018	Tuesday	10:28:00 AM	10:45:00 AM	17	R	L	Car	12	5	5	2		Hand Carried	Dry
9/18/2018	Tuesday	11:08:00 AM	11:22:00 AM	14	L	L	Delivery Van	14	5	6	1		Push Cart	Frozen
9/18/2018	Tuesday	11:24:00 AM	11:34:00 AM	10		L	Delivery Van	18	6	8	1		Push Cart	Dry
9/18/2018	Tuesday	11:41:00 AM	11:51:00 AM	10	L	R	Box Truck	36	6	13	2		Hand Truck	
9/18/2018	Tuesday	12:52:00 PM	1:32:00 PM	40	L	R	Box Truck	49	10	16	20	12	Hand Truck	Dry
9/18/2018	Tuesday	1:09:00 PM	2:04:00 PM	60	L	L	Box Truck	49	10	16	6		Push Cart	Dry
9/18/2018	Tuesday	1:49:00 PM	1:54:00 PM	5	L	R	Box Truck	48	10	13	1		Push Cart	
9/19/2018	Wednesday	5:30:00 AM	6:55:00 AM	85	R	L	Semi	56	10	13.5	12	7	Electronic Pallet Jack	D,R,F
9/19/2018	Wednesday	5:53:00 AM	5:56:00 AM	3	R	L	Delivery Van	14	6	7	1		Push Cart	Dry
9/19/2018	Wednesday	6:22:00 AM	6:36:00 AM	14	R	L	Box Truck	26	7	12	1		Push Cart	Dry
9/19/2018	Wednesday	8:16:00 AM	8:24:00 AM	8	R	R	Delivery Van	20	6	10	1		Push Cart	D,R
9/19/2018	Wednesday	8:22:00 AM	8:51:00 AM	29	R	R	Car	14	5	5	1		Hand Carried	Refrigerated
9/19/2018	Wednesday	8:22:00 AM	8:29:00 AM	7	L	R	Car	16	6	6	1		Hand Carried	Refrigerated
9/19/2018	Wednesday	8:55:00 AM	8:56:00 AM	3	R	L	Box Truck	26	7	12	1		Hand Carried	F,R
9/19/2018	Wednesday	9:00:00 AM	9:21:00 AM	21	L	R	Semi	56	10	13.5	1	8	Electronic Pallet Jack	Refrigerated
9/19/2018	Wednesday	9:39:00 AM	9:46:00 AM	7	L	R	Box Truck	20	8	11	1		Hand Truck	Refrigerated
9/19/2018	Wednesday	9:46:00 AM	10:03:00 AM	17	L	L	Box Truck	22	8	12	1		Hand Truck	Refrigerated
9/19/2018	Wednesday	10:20:00 AM	10:24:00 AM	4	L	L	Dump Truck	48	10	13.5	1			
9/19/2018	Wednesday	10:57:00 AM	11:08:00 AM	11	L	L	Delivery Van	14	5	6	1		Hand Truck	Refrigerated
9/19/2018	Wednesday	11:05:00 AM	11:08:00 AM	3	L	L	Car	14	6	5	1		Hand Truck	Dry
9/19/2018	Wednesday	11:19:00 AM	11:32:00 AM	13	R	L	Box Truck	22	7	11	1		Hand Truck	

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
9/19/2018	Wednesday	11:34:00 AM	11:39:00 AM	5	R	L	Delivery Van	20	6	10	1		Push Cart	Dry
9/19/2018	Wednesday	12:28:00 PM	12:31:00 PM	3	R	L	Delivery Van	20	6	7	1		Hand Truck	Refrigerated
9/19/2018	Wednesday	12:54:00 PM	1:08:00 AM	14	R	R	Box Truck	20	6	10	1		Hand Carried	Dry
9/19/2018	Wednesday	1:10:00 PM	1:17:00 PM	7	R	R	Delivery Van	18	6	7	1		Hand Carried	Dry
9/20/2018	Thursday	5:45:00 AM	5:48:00 AM	3	R	L	Delivery Van	22	6	7	1		Hand Carried	Dry
9/20/2018	Thursday	5:58:00 AM	6:29:00 AM	31	L	R	Box Truck	25	8	12.5	5	4	Electronic Pallet Jack	Refrigerated
9/20/2018	Thursday	6:00:00 AM	6:13:00 AM	13	L	R	Delivery Van	20	6	8	1		Push Cart	Refrigerated
9/20/2018	Thursday	6:03:00 AM	6:16:00 AM	13	L	L	Box Truck	26	8	12.5	3		Hand Truck	Refrigerated
9/20/2018	Thursday	6:24:00 AM	6:44:00 AM	20	R	L	Delivery Van	20	6	8	1		Push Cart	Dry
9/20/2018	Thursday	7:01:00 AM	7:15:00 AM	14	R	R	Box Truck	20	7	12.5	1		Push Cart	Dry
9/20/2018	Thursday	7:22:00 AM	7:38:00 AM	16	L	R	Box Truck	28	8	13.5	1	7	Electronic Pallet Jack	Refrigerated
9/20/2018	Thursday	7:38:00 AM	7:53:00 AM	15	R	R	Box Truck	28	10	13	1		Push Cart	R,F
9/20/2018	Thursday	7:50:00 AM	7:58:00 AM	8	R	L	Box Truck	28	10	13	1		Hand Truck	Refrigerated
9/20/2018	Thursday	8:47:00 AM	9:09:00 AM	22	R	R	Car	14	5	6	1		Hand Carried	Refrigerated
9/20/2018	Thursday	9:55:00 AM	10:20:00 AM	25	R	R	Box Truck	28	8	12.5	1	6	Pallet Jack	Refrigerated
9/20/2018	Thursday	9:52:00 AM	10:44:00 AM	52	L	L	Car	12	5	6	1		Push Cart	Dry
9/20/2018	Thursday	10:10:00 AM	10:17:00 AM	7	L	L	Dump Truck	30	10	13	1			
9/20/2018	Thursday	10:41:00 AM	11:16:00 AM	32	R	R	Box Truck	16	7	10	1		Push Cart	Dry
9/20/2018	Thursday	10:47:00 AM	11:03:00 AM	16	R	L	Box Truck	16	8	11	1		Push Cart	Dry
9/20/2018	Thursday	10:55:00 AM	11:07:00 AM	12	L	L	Delivery Van	12	5	7	1		Push Cart	Refrigerated
9/20/2018	Thursday	11:08:00 AM	11:25:00 AM	17	L	R	Box Truck	16	8	10	1		Push Cart	Dry
9/20/2018	Thursday	11:37:00 AM	11:53:00 AM	16	L	R	Box Truck	24	7	10	2		Hand Truck	
9/20/2018	Thursday	11:39:00 AM	11:44:00 AM	5	R	L	Delivery Van	20	7	10	1		Push Cart	Dry
9/20/2018	Thursday	11:42:00 AM	11:47:00 AM	5	R	L	Box Truck	20	8	10	1		Hand Carried	Refrigerated
9/20/2018	Thursday	1:08:00 PM	1:12:00 PM	4	L	R	Delivery Van	15	5	10	1		Push Cart	Dry
9/20/2018	Thursday	1:53:00 PM	2:00:00 PM	7	L	R	Car	12	5	6	1		Push Cart	Dry
9/21/2018	Friday	5:28:00 AM	5:49:00 AM	21	R	L	Box Truck	58	10	13.5	2	7	Electronic Pallet Jack	D,R
9/21/2018	Friday	5:28:00 AM	5:43:00 AM	15	R	R	Box Truck	38	10	13.5	1		Push Cart	Dry
9/21/2018	Friday	5:28:00 AM	6:30:00 AM	62	R	R	Semi	56	10	13.5	7	7	Electronic Pallet Jack	D,R,F
9/21/2018	Friday	5:39:00 AM	5:41:00 AM	2	L	L	Delivery Van	12	6	7	1		Push Cart	Dry
9/21/2018	Friday	6:07:00 AM	6:56:00 AM	49	L	R	Box Truck	16	10	10	3		Push Cart	Dry
9/21/2018	Friday	7:02:00 AM	7:24:00 AM	22	R	L	Box Truck	32	8	11	4		Push Cart	Dry
9/21/2018	Friday	8:14:00 AM	8:18:00 AM	4	R	L	Car	12	6	6	1			
9/21/2018	Friday	8:35:00 AM	8:52:00 AM	12	L	R	Car	10	5	5	1		Hand Carried	D,R
9/21/2018	Friday	8:47:00 AM	9:15:00 AM	28	L	R	Box Truck	36	8	12.5	1	6	Electronic Pallet Jack	Refrigerated
9/21/2018	Friday	9:10:00 AM	9:18:00 AM	8	R	R	Dump Truck	36	10	13.5	1			
9/21/2018	Friday	9:57:00 AM	10:49:00 AM	22	L	R	Delivery Van	20	6	6.5	1		Push Cart	Dry
9/21/2018	Friday	10:29:00 AM	10:39:00 AM	10	R	R	Delivery Van	20	6	6	1		Hand Carried	Dry
9/21/2018	Friday	10:48:00 AM	11:01:00 AM	13	L	L	Delivery Van	16	5	6	1		Hand Carried	Refrigerated
9/21/2018	Friday	11:11:00 AM	11:19:00 AM	8	L	R	Delivery Van	20	6	5.5	1		Push Cart	D,R
9/21/2018	Friday	11:27:00 AM	11:35:00 AM	8	R	R	Box Truck	32	8	12.5	1		Push Cart	
9/21/2018	Friday	11:27:00 AM	11:29:00 AM	2	R	R	Car	10	5	5	1		Hand Carried	Dry
9/21/2018	Friday	11:37:00 AM	11:43:00 AM	6	R	R	Box Truck	22	8	12.5	1		Hand Carried	Dry
9/21/2018	Friday	1:06:00 PM	1:07:00 AM	1	R	R	Dump Truck	36	10	13.5	1			
9/22/2018	Saturday	5:26:00 AM	6:07:00 AM	41	L	R	Semi	56	10	13.5	4	7	Electronic Pallet Jack	D,R,F
9/22/2018	Saturday	5:46:00 AM	5:50:00 AM	4	R	L	Delivery Van	20	6	6	1		Push Cart	Dry
9/22/2018	Saturday	6:49:00 AM	6:57:00 AM	8	L	R	Dump Truck	32	10	13.5	1			
9/22/2018	Saturday	8:31:00 AM	8:37:00 AM	6	R	L	Box Truck	26	8	13	1		Hand Truck	D,R
9/22/2018	Saturday	8:54:00 AM	9:29:00 AM	35	L	R	Semi	56	10	13.5	2	7	Electronic Pallet Jack	Refrigerated
9/22/2018	Saturday	9:03:00 AM	9:31:00 AM	28	R	L	Car	10	5	5	1		Push Cart	Refrigerated
9/22/2018	Saturday	10:16:00 AM	10:30:00 AM	14	L	L	Car	8	5	5	1		Push Cart	Dry
9/22/2018	Saturday	11:03:00 AM	11:27:00 AM	24	L	L	Car	12	5	5.5	1		Push Cart	Dry
9/22/2018	Saturday	11:10:00 AM	11:35:00 AM	25	R	R	Box Truck	32	8	12.5	1	4.5	Pallet Jack	Dry

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
9/22/2018	Saturday	11:15:00 AM	11:34:00 AM	19	L	L	Delivery Van	20	6	6	1		Hand Carried	D,R
9/22/2018	Saturday	11:17:00 AM	11:21:00 AM	4	R	L	Delivery Van	22	6	8	1		Push Cart	D,R
9/22/2018	Saturday	12:11:00 PM	1:09:00 PM	18	L	R	Box Truck	32	8	12.5	1	5	Pallet Jack	Refrigerated
9/22/2018	Saturday	12:54:00 PM	1:09:00 PM	15	L	L	Box Truck	26	6	11	1		Push Cart	Dry
9/23/2018	Sunday	8:14:00 AM	8:58:00 AM	44	L	R	Box Truck	36	8	12	2	5	Electronic Pallet Jack	D,R
9/23/2018	Sunday	8:45:00 AM	8:55:00 AM	10	R	L	Car	12	6	6	1		Hand Carried	Dry
9/23/2018	Sunday	10:44:00 AM	10:49:00 AM	5	R	L	Delivery Van	20	6	8	1		Push Cart	Dry
9/23/2018	Sunday	12:56:00 PM	1:23:00 PM	27	R	R	Delivery Van	20	6	7	1			
9/24/2018	Monday	5:30:00 AM	5:35:00 AM	5	L	R	Delivery Van	20	6	7	1		Push Cart	Dry
9/24/2018	Monday	5:30:00 AM	6:00:00 AM	30	L	R	Semi	60	10	13.5	5	7	Electronic Pallet Jack	D,R,F
9/24/2018	Monday	5:43:00 AM	5:47:00 AM	4	R	R	Dump Truck	36	10	12.5				
9/24/2018	Monday	5:43:00 AM	5:48:00 AM	6	R	L	Box Truck	30	7	11	1		Hand Carried	Dry
9/24/2018	Monday	5:54:00 AM	6:09:00 AM	15	L	R	Delivery Van	22	7	8	1		Push Cart	D,R
9/24/2018	Monday	6:41:00 AM	7:01:00 AM	20	R	L	Box Truck	36	8	11	1		Push Cart	Dry
9/24/2018	Monday	7:38:00 AM	8:06:00 AM	28	R	L	Box Truck	32	8	12.5	1	5	Hand Truck	D,R
9/24/2018	Monday	7:50:00 AM	8:20:00 AM	30	L	R	Box Truck	36	8	12.5	2	5	Electronic Pallet Jack	Refrigerated
9/24/2018	Monday	8:38:00 AM	8:54:00 AM	16	R	R	Car	12	5	5	1		Hand Carried	D,R
9/24/2018	Monday	8:39:00 AM	9:01:00 AM	22	L	R	Box Truck	36	8	13.5	1	7	Electronic Pallet Jack	Refrigerated
9/24/2018	Monday	8:48:00 AM	9:04:00 AM	16	R	R	Box Truck	24	8	9	1		Push Cart	Dry
9/24/2018	Monday	10:52:00 AM	11:01:00 AM	9	L	L	Delivery Van	14	6	7	1		Hand Carried	D,R
9/24/2018	Monday	1:05:00 PM	2:00:00 PM	55	L	R	Delivery Van	16	6	6	3		Push Cart	Dry
9/24/2018	Monday	1:46:00 PM	1:51:00 PM	5	R	L	Car	10	5	5	1		Hand Carried	Dry
9/25/2018	Tuesday	5:30:00 AM	6:00:00 AM	30	L	R	Box Truck	36	8	12.5	2	5	Electronic Pallet Jack	Refrigerated
9/25/2018	Tuesday	7:12:00 AM	7:16:00 AM	4	R	R	Dump Truck	38	10	13.5				
9/25/2018	Tuesday	8:11:00 AM	9:09:00 AM	58	R	R	Car	12	5	5	1		Hand Carried	D,R
9/25/2018	Tuesday	9:03:00 AM	9:25:00 AM	22	R	R	Box Truck	32	8	13.5	3	7	Hand Truck	Refrigerated
9/25/2018	Tuesday	9:21:00 AM	9:47:00 AM	26	L	R	Delivery Van	22	6	7	1		Push Cart	D,R
9/25/2018	Tuesday	9:22:00 AM	9:28:00 AM	6	R	L	Delivery Van	24	6	8	1		Hand Carried	Dry
9/25/2018	Tuesday	10:11:00 AM	10:31:00 AM	20	R	L	Car	12	5	9	1		Hand Carried	Refrigerated
9/25/2018	Tuesday	10:43:00 AM	10:49:00 AM	6	L	L	Delivery Van	22	6	10	1		Push Cart	Dry
9/25/2018	Tuesday	10:51:00 AM	11:10:00 AM	19	L	L	Delivery Van	16	6	7	1		Hand Carried	D,R
9/25/2018	Tuesday	11:26:00 AM	11:38:00 AM	12	L	R	Box Truck	24	8	12.5	1		Push Cart	D,R,F
9/25/2018	Tuesday	12:30:00 PM	12:45:00 PM	15	L	L	Box Truck	36	8	12.5	3	5	Push Cart	Dry
9/25/2018	Tuesday	12:32:00 PM	12:51:00 PM	19	R	R	Box Truck	26	8	11.5	1	3	Pallet Jack	Refrigerated
9/25/2018	Tuesday	1:08:00 PM	1:12:00 PM	4	R	R	Box Truck	26	8	11.5	1		Hand Truck	Dry
9/25/2018	Tuesday	1:24:00 PM	1:35:00 PM	11	L	R	Car	10	5	5	1		Hand Carried	Refrigerated
9/25/2018	Tuesday	1:37:00 PM	1:53:00 PM	16	R	R	Box Truck	36	8	12.5	3		Hand Truck	Dry
9/26/2018	Wednesday	5:47:00 AM	6:41:00 AM	54	L	L	Semi	56	10	13.5	5	7	Electronic Pallet Jack	D,R,F
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9/26/2018	Wednesday	8:11:00 AM	8:28:00 AM	17	R	L	Car	12	5	5	1		Hand Carried	D,R
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9/27/2018	Thursday	6:04:00 AM	6:07:00 AM	3	L	L	Delivery Van	18	6	7	1		Hand Carried	Dry
9/27/2018	Thursday	6:32:00 AM	6:55:00 AM	23	R	R	Box Truck	32	8	12.5	1		Push Cart	R,F

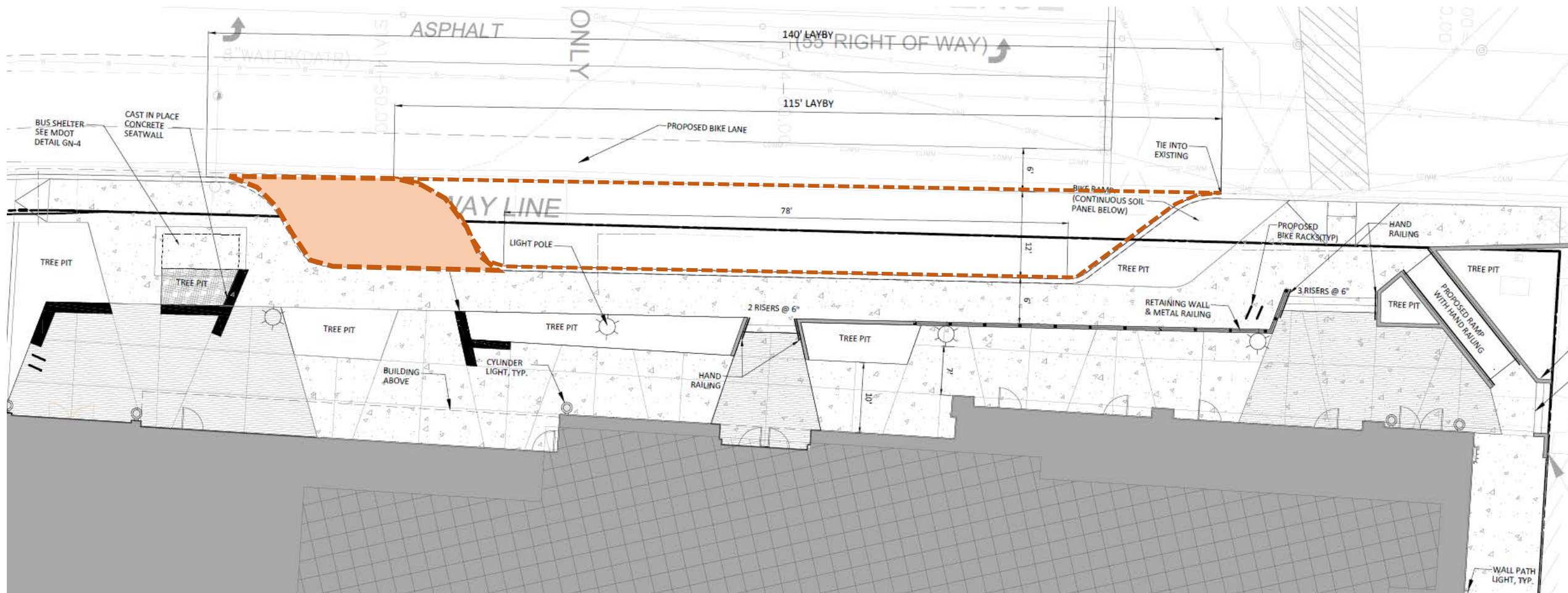
Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
9/27/2018	Thursday	7:02:00 AM	7:15:00 AM	13	R	L	Delivery Van	18	6	8	1		Push Cart	Dry
9/27/2018	Thursday	7:16:00 AM	7:25:00 AM	9	L	R	Box Truck	22	8	10	1		Push Cart	Dry
9/27/2018	Thursday	7:23:00 AM	7:57:00 AM	34	R	L	Box Truck	22	8	9	1		Hand Truck	Dry
9/27/2018	Thursday	7:46:00 AM	8:03:00 AM	17	L	R	Box Truck	32	8	13.5	1	7	Electronic Pallet Jack	Refrigerated
9/27/2018	Thursday	8:09:00 AM	8:19:00 AM	10	R	L	Car	10	5	5	1		Push Cart	Dry
9/27/2018	Thursday	8:12:00 AM	8:34:00 AM	22	R	R	Car	12	5	5	1		Hand Carried	D,R
9/27/2018	Thursday	8:13:00 AM	8:17:00 AM	4	L	L	Dump Truck	36	10	13.5				
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9/27/2018	Thursday	10:13:00 AM	10:23:00 AM	10	L	R	Box Truck	32	8	12.5	1		Hand Truck	Dry
9/27/2018	Thursday	10:48:00 AM	11:22:00 AM	34	R	R	Box Truck	20	6	10	1		Push Cart	Dry
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9/27/2018	Thursday	11:01:00 AM	11:08:00 AM	7	R	L	Delivery Van	20	6	8	1		Push Cart	Dry
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9/27/2018	Thursday	12:06:00 PM	12:13:00 PM	7	L	L	Delivery Van	18	6	7	1		Hand Truck	D,R
9/27/2018	Thursday	12:07:00 PM	12:20:00 PM	18	L	R	Car	12	5	5	1		Push Cart	D,R
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9/27/2018	Thursday	1:29:00 PM	1:33:00 PM	4	L	L	Box Truck	30	8	11	1		Push Cart	Dry
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9/28/2018	Friday	5:30:00 AM	5:48:00 AM	18	R	L	Box Truck	36	10	12.5	1	7	Electronic Pallet Jack	Refrigerated
9/28/2018	Friday	5:30:00 AM	6:15:00 AM	45	L	R	Semi	56	10	13.5	3	7	Electronic Pallet Jack	D,R,F
9/28/2018	Friday	5:49:00 AM	5:54:00 AM	5	R	R	Delivery Van	20	6	7	1		Push Cart	Dry
9/28/2018	Friday	6:08:00 AM	6:33:00 AM	25	R	R	Box Truck	26	8	10	1		Push Cart	Dry
9/28/2018	Friday	6:55:00 AM	7:15:00 AM	20	R	R	Box Truck	32	8	11	2		Hand Truck	Dry
9/28/2018	Friday	7:52:00 AM	8:28:00 AM	36	L	R	Box Truck	32	8	12.5	1	5	Electronic Pallet Jack	Refrigerated
9/28/2018	Friday	8:03:00 AM	8:20:00 AM	17	R	R	Car	14	6	6	1			
9/28/2018	Friday	8:33:00 AM	8:47:00 AM	14	R	R	Car	12	5	5	1		Hand Carried	D,R
9/28/2018	Friday	8:43:00 AM	8:51:00 AM	8	R	L	Dump Truck	36	10	13.5				
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9/28/2018	Friday	9:12:00 AM	9:22:00 AM	10	R	R	Delivery Van	18	6	6.5	1		Push Cart	D,R
9/28/2018	Friday	9:12:00 AM	9:19:00 AM	7	L	L	Car	12	5	5	1		Push Cart	Dry
9/28/2018	Friday	9:45:00 AM	10:42:00 AM	57	L	R	Box Truck	22	8	11	1		Push Cart	Dry
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9/28/2018	Friday	10:43:00 AM	10:48:00 AM	5	L	L	Delivery Van	22	6	8	1		Push Cart	Dry
9/28/2018	Friday	10:46:00 AM	10:57:00 AM	11	L	L	Delivery Van	14	5	6	1		Hand Carried	D,R
9/28/2018	Friday	11:14:00 AM	11:21:00 AM	7	L	L	Box Truck	32	8	11.5	1		Hand Truck	Dry
9/28/2018	Friday	11:21:00 AM	11:29:00 AM	8	L	L	Car	16	6	6	1		Hand Truck	Refrigerated
9/28/2018	Friday	11:24:00 AM	11:30:00 AM	6	L	L	Car	10	6	5	1		Push Cart	Refrigerated
9/28/2018	Friday	11:50:00 AM	11:59:00 AM	9	R	R	Box Truck	36	8	12.5	1	5	Hand Carried	Refrigerated
9/28/2018	Friday	1:37:00 PM	1:50:00 PM	13	R	R	Car	12	6	6	1		Push Cart	D,R
9/29/2018	Saturday	5:30:00 AM	5:54:00 AM	24	L	R	Semi	60	10	13.5	5	7	Electronic Pallet Jack	D,R,F
9/29/2018	Saturday	6:05:00 AM	6:09:00 AM	4	L	L	Delivery Van	18	6	7	1		Push Cart	Dry
9/29/2018	Saturday	6:52:00 AM	7:21:00 AM	29	L	R	Box Truck	32	8	12.5	2	5	Electronic Pallet Jack	Refrigerated
9/29/2018	Saturday	7:01:00 AM	7:09:00 AM	8	L	R	Dump Truck	36	10	13.5				
9/29/2018	Saturday	7:51:00 AM	8:05:00 AM	14	R	L	Car	12	5	5	1		Hand Carried	D,R
9/29/2018	Saturday	8:15:00 AM	8:45:00 AM	30	L	R	Car	10	5	5	1		Push Cart	Dry
9/29/2018	Saturday	10:19:00 AM	10:34:00 AM	15	L	R	Box Truck	36	10	13.5	1	7	Electronic Pallet Jack	Refrigerated
9/29/2018	Saturday	10:55:00 AM	11:01:00 AM	6	R	L	Delivery Van	22	6	8	1		Push Cart	Dry
9/29/2018	Saturday	11:17:00 AM	11:37:00 AM	20	L	L	Car	12	5	5	1		Hand Carried	D,R
9/29/2018	Saturday	12:46:00 PM	1:09:00 PM	23	R	R	Delivery Van	20	6	7	1		Hand Truck	D,R
9/29/2018	Saturday	12:54:00 PM	1:07:00 PM	13	L	L	Delivery Van	22	8	10.5	1		Push Cart	Dry
9/30/2018	Sunday	5:33:00 AM	5:37:00 AM	4	R	L	Delivery Van	16	6	7	1		Push Cart	Dry
9/30/2018	Sunday	8:00:00 AM	8:24:00 AM	24	L	R	Box Truck	32	8	13.5	2	5	Electronic Pallet Jack	Refrigerated

Date	Day of Week	Time In	Time out	Total minutes	Enter Turn	Exit Turn	Type of Vehicle	Length (ft)	Width (ft)	Height (ft)	Number of Trips	Delivery Accomodation Length (Ramp, Liftgate, Turnaround)	Unloading method	Goods (Dry Grocery, Refrigerated, Frozen)
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9/30/2018	Sunday	10:20:00 AM	10:25:00 AM	5	L	L	Car	10	5	5	1		Hand Carried	Refrigerated
9/30/2018	Sunday	10:43:00 AM	10:46:00 AM	3	R	L	Delivery Van	22	6	8	1		Push Cart	Dry
9/30/2018	Sunday	1:38:00 AM	2:00:00 AM	22	L	R	Delivery Van	24	6	8	1		Push Cart	Refrigerated



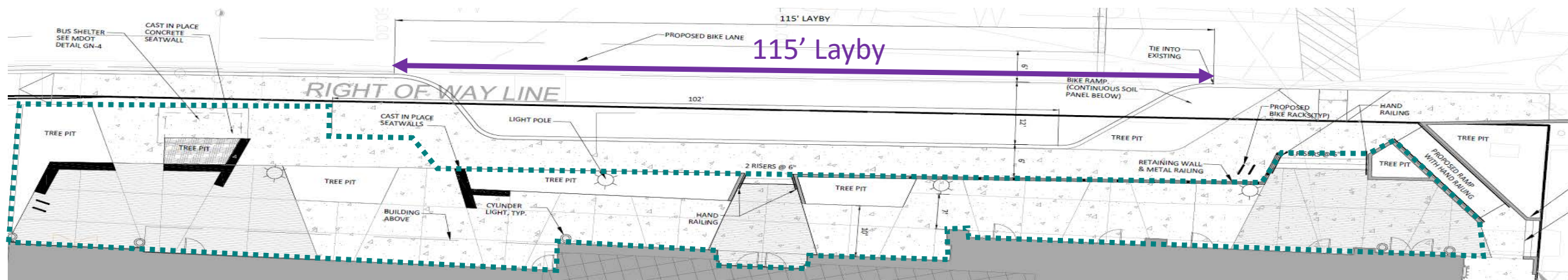
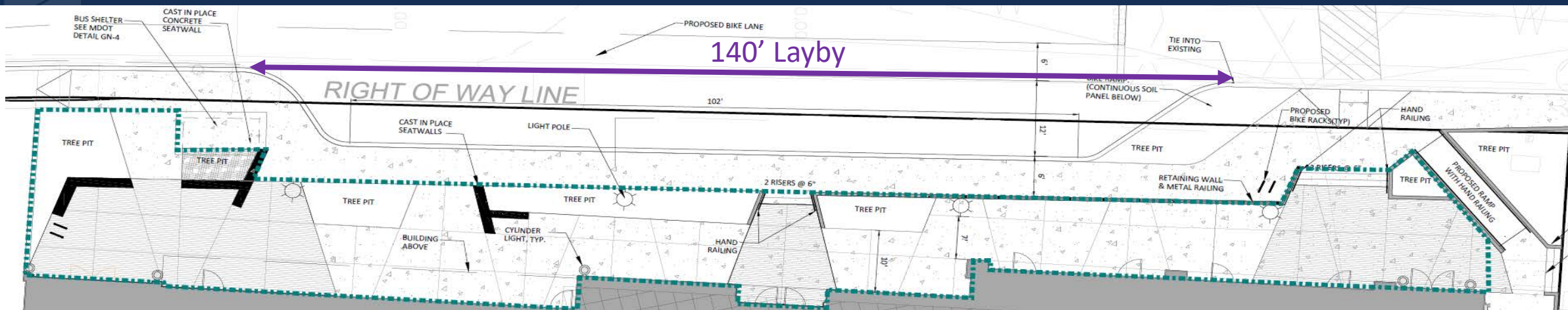
Layby Options

Attachment Four





Layby Options



- Public Space (not including sidewalk): 3,850 sf
- Public Space (not including sidewalk) with shorter layby lane: 4,500 sf



NOTICE
EMPLOYEES ONLY
BEYOND THIS
POINT

EMPLOYEES
ONLY
DO NOT
ENTER

EMPLOYEES
ONLY
DO NOT
ENTER

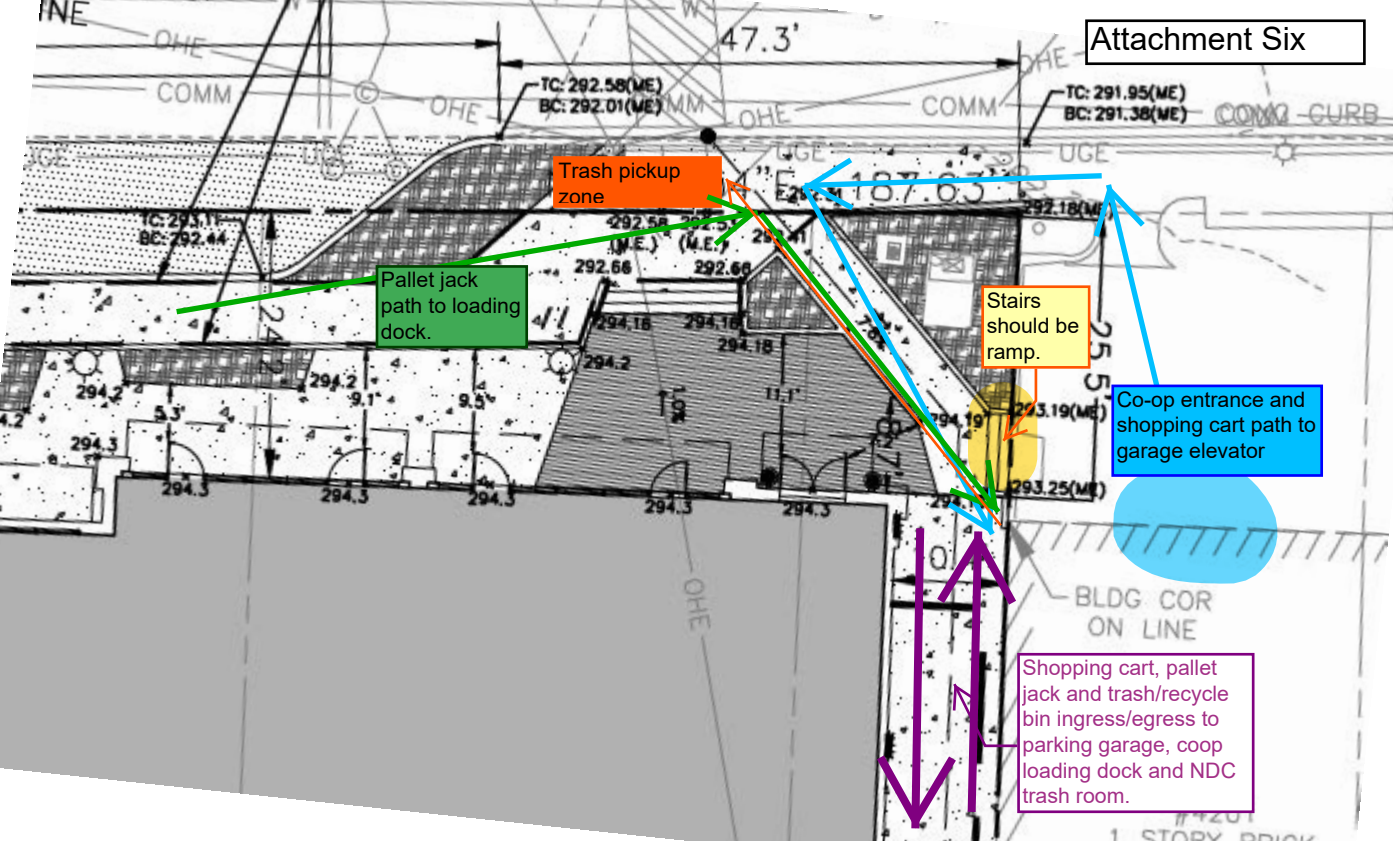
BANANAS
ORGANIC
ORGANIC

RENEGADE





Attachment Six



Introduced by:

Text underlined and highlighted in yellow requested by Co-op as per testimony letter dated June 11, 2021

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2021-XX

RECOMMENDING APPROVAL/DISAPPROVAL OF TAKOMA JUNCTION DEVELOPMENT SITE PLAN BY THE MONTGOMERY COUNTY PLANNING BOARD - Draft as of June 4, 2021

WHEREAS, with Council Resolution 2018-41 in July 2018, the Takoma Park City Council authorized the submission of plans by the City's partner, Neighborhood Development Company, LLC, for redevelopment of properties in Takoma Junction on the south side of Ethan Allen Avenue (MD 410) at the intersection with Carroll Avenue (MD 195); and

WHEREAS, most of the properties involved in the redevelopment project are owned by the City of Takoma Park ("City") and one property is privately owned, but under contract for purchase; and

WHEREAS, there have been governmental and community studies about how to improve the economic viability, environmental sustainability, and attractiveness of the Takoma Junction neighborhood commercial area since 1983, and the properties owned by the City were purchased in 1995 for the purposes of stabilizing and facilitating the revitalization of the area; and

WHEREAS, in January 2014, the Council released a competitive Request for Proposals for development of the property in a manner that would "act as a stimulus to the commercial district and locally-owned, independent businesses; improve the aesthetic appeal of the district; and be contextually sensitive and environmentally sustainable;" and

WHEREAS, the Council selected Neighborhood Development Company, LLC ("NDC") to develop the project, and a Development Agreement and Ground Lease were approved by the Council in July 2016 through Resolution 2016-26; and

WHEREAS, the City required NDC to provide "reasonable accommodations" to Co-op parking and deliveries in the Development Agreement approved in Resolution 2016-26; and

WHEREAS, from January 2014 through July 2018, there was a high level of public participation, discussion and sharing of information about the project, including 32 Work Sessions with public comments, three Listening Sessions, three Open Houses (including an on-site pop-up Open House), design meetings with over 200 attendees regarding form and character and access and mobility, and over 600 written public comments in 2018 alone; and

WHEREAS, this level of public participation and Council consideration informed the adoption of Resolution 2018-41 with its many provisions to guide and assess the final site plan to be prepared and submitted to the Montgomery County Planning Board once the

Montgomery County development review process was completed; and

WHEREAS, as stated in Council Resolution 2018-41, the Council “remains strongly committed to ensuring the continuity of operations for Takoma Park businesses during construction and providing reasonable accommodations for parking and deliveries for the TPSS Co-op upon completion of the development;” and

WHEREAS, also as stated in Council Resolution 2018-41, in “acknowledging the complexity of matters relating to the operation of the TPSS Co-op and that the Co-op has expressed its concerns that the Draft Site Plan does not fully provide reasonable accommodation for deliveries, parking, trash and business continuity during construction,” the Council offered to provide [and did provide] \$5,000 in funding to allow for a facilitated discussion between NDC and the TPSS Co-op; and

WHEREAS, the facilitated discussion that followed led to a Cooperation Agreement dated October 10, 2018 between NDC and the TPSS Co-op, including agreed-upon “reasonable accommodations” that the parties agreed would ensure the continuity of Co-op operations during and after construction of the development; and

WHEREAS, in exchange for NDC’s commitment to provide the agreed-upon reasonable accommodations the Co-op agreed not to oppose NDC’s development; and

WHEREAS, these agreed-upon reasonable accommodations for TPSS Co-op deliveries include the following specific requirements:

- Construction of a concrete “lay-by” with a minimum width of 12 feet and length of 140 feet;
- Construction of a loading zone adjacent to and level with the lay-by with a minimum width of 7 feet, subject to the review and approval of the Maryland State Highway Administration;
- Construction of the lay-by as a first priority of project construction, with Co-op access to the City Lot or lay-by at all times, provided the Co-op is not in default of its Sub-Lease with NDC;
- Provision of elevator access, priority use of the lay-by following construction by the Co-op, and other operational items as set forth more fully in the Cooperation Agreement;
- Construction of a second elevator on the east side of the parking garage, as identified in the Site Plan to be partially funded by the Co-op as set forth in the Cooperation Agreement; and
- Provision of (a) one free 18-foot garage space for Co-op deliveries; and (b) one parking space for Co-op for use for grocery cart returns, to be paid for by the Co-op under the rental terms of the Cooperation Agreement.

WHEREAS, NDC’s commitment to fulfill the specific terms of the above-listed set of reasonable accommodations for Co-op deliveries is a prerequisite to the City’s approval of NDC’s development; and

WHEREAS, the agency review of the plans submitted on January 15, 2021 is now nearly

complete; and

WHEREAS, many changes to the plans have been made since July 2018 in response to the comments made through the agency review process; and

WHEREAS, the development review process requires that recommendations on the site plan be conveyed to the Montgomery County Planning Board prior to Board action; and

WHEREAS, there are additional provisions in City Council Resolution 2018-41 identifying actions or outcomes that do not pertain directly to the Montgomery County Planning Board review and which would need to be addressed separately, such as how the Auto Clinic property will be combined with the remaining property, final City approvals of tree and stormwater plans, and plans for continuity of operations during construction; and

[Draft Whereas and Resolved clauses follow and depend on direction by Council]

APPROVAL OR APPROVAL WITH CONDITIONS	DISAPPROVAL
<p>WHEREAS, Council has reviewed Resolution 2018-41 and found that the Combined Site Plan is responsive to Council's directives in general, and that, pending MDOT-SHA approval of the layby, minor concerns can be addressed by conditions imposed by the Montgomery County Planning Board or the Montgomery County Department of Permitting Services, by the City of Takoma Park in its approvals, and/or adjusted before building permits are issued; and</p> <p>WHEREAS, these items include elements such as the rear design of the building, landscaping and allowable uses in the area set aside for public space, stormwater treatment, and parking provisions; and</p> <p>WHEREAS, as specified in Resolution 2018-41, NDC added windows and greater detail to the rear façade and placed windows so as to minimize light pollution on nearby residences, but there continues to be concern that the façade or the use of space may need to be addressed to limit noise pollution and other negative impacts to the neighborhood; and</p> <p>WHEREAS, as specified in Resolution 2018-41, at least 2700 sq. ft. of public gathering space should be provided that is not focused on</p>	<p>WHEREAS, Maryland Department of Transportation State Highway Administration (MDOT-SHA) has not approved a layby for use for deliveries [<i>or</i> has not approved a layby of sufficient length for deliveries by vehicles longer than x feet] for this project on State Highway MD-410; and</p> <p>WHEREAS, no other adequate and safe delivery options that can accommodate large vehicles have been presented that would serve this site and the TPSS Co-op; and</p> <p>WHEREAS, mediation between NDC and the TPSS Co-op led to an agreement regarding the accommodation of deliveries, which included accommodation of large vehicles; and</p> <p>WHEREAS, Council reserves the option to reopen the review of the site plan as new information is provided by NDC or by MDOT-SHA or other reviewing agencies; and</p> <p>WHEREAS, as specified in Resolution 2018-41, NDC added windows and greater detail to the rear façade and placed windows so as to minimize light pollution on nearby residences, but there continues to be concern that the façade or the use of space may need to be addressed to limit noise pollution and other</p>

<p>outdoor dining but is shared space for residents, visitors and anyone else in the public realm and under the longer layby option, 3,850 square feet is provided and under the shorter layby option, 4,500 square feet is provided,; and</p> <p>WHEREAS, Resolution 2018-41 specified that reasonable accommodations for public parking for area businesses including the TPSS Co-op be included as part of the project and parking spaces will be available for public parking for area businesses; and</p> <p>WHEREAS, Resolution 2018-41 requires that stormwater will be managed within the project boundary using low-impact development and green infrastructure and treatment will significantly exceed the City’s 50% requirement for redevelopment, and the project meets the requirements but, due to design changes for other purposes, does not “significantly exceed” the 50% treatment requirement.</p>	<p>negative impacts to the neighborhood; and</p> <p>WHEREAS, as specified in Resolution 2018-41, at least 2700 sq. ft. of public gathering space should be provided that is not focused on outdoor dining but is shared space for residents, visitors and anyone else in the public realm and under the longer layby option, 3,850 square feet is provided and under the shorter layby option, 4,500 square feet is provided; and</p> <p>WHEREAS, the Development Agreement and Resolution 2018-41 specified that reasonable accommodations for public parking for area businesses including the TPSS Co-op be included as part of the project and parking spaces will be available for public parking for area businesses; and</p> <p>WHEREAS, Resolution 2018-41 requires that stormwater will be managed within the project boundary using low-impact development and green infrastructure and treatment will significantly exceed the City’s 50% requirement for redevelopment, and the project meets the requirements but, due to design changes for other purposes, does not “significantly exceed” the 50% treatment requirement.</p>
<p>NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND, has determined that the Combined Site Plan as submitted by NDC advances the City’s goals for the Property, and hereby recommends the Montgomery County Planning Board approve the final plan, with the conditions identified below.</p> <ol style="list-style-type: none"> 1. That MDOT-SHA approve a layby or other configuration that accommodates deliveries by the longer length vehicles used by the TPSS Co-op 2. An agreement with the City be reached 	<p>NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND, recommends the Montgomery County Planning Board disapprove the Takoma Junction Combined Site Plan since the plan:</p> <ol style="list-style-type: none"> 1. Has not received approval from the MDOT-SHA for the layby [<i>or</i> for a layby of sufficient length to accommodate longer delivery vehicles]. 2. More work is needed to address the rear façade design 3. The plan does not provide 2700 square feet

<p>as to the rear façade appearance within the basic façade components approved by the Planning Board</p> <ol style="list-style-type: none"> 3. That 2,700 square feet of the public space be shared space, not dedicated for the use of a business. 4. A portion of the parking in the garage be open for public use unassociated with a particular business 5. A contribution of _____ towards off-site stormwater improvements be provided by NDC in lieu of not meeting a substantially greater than 50% treatment level of stormwater on site 6. <u>NDC must comply with the design and operational reasonable accommodation provisions specified within the Cooperation Agreement including but not limited to specifications for the lay-by and loading zone; lay-by construction schedule; priority use of the lay-by for the Co-op following construction; a second elevator as identified in the site plan; and one free 18-foot free garage space for Co-op deliveries and one parking space for Co-op for grocery cart returns under the rental terms in the Cooperation Agreement.</u> 	<p>of public space of the type and quality of that included in the plans that were submitted for development review pursuant to Resolution 2018-41</p> <ol style="list-style-type: none"> 4. Public parking for area businesses is not reasonably adequate as required by the Development Agreement and Resolution 2018-41 5. Stormwater treatment does not substantially exceed the 50% requirement specified in Resolution 2018-41
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